



Civic Neighborhood Vision and Design District Update

Public Engagement Summary Appendix

April 2017

Focus Group Interview Summary

Vision Survey #1 Results

Workshop #1 Summary

Preferences Survey #2 Results

Prepared by:



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memo portland

to **Brian Martin and Mary Phillips, City of Gresham**
from **Jon Pheanis, MIG**
re **Civic Neighborhood Focus Group Interview Summary**
date **10/14/2016**

On September 15, 2016, the City of Gresham and MIG (the planning team) held a series of informational focus group interviews to help inform the Civic Neighborhood Vision Update. As identified in the project's Public Engagement Plan, the discussions will allow the planning team to gain perspectives from stakeholders with a specific interest in Civic Neighborhood. The City of Gresham coordinated invitations and scheduling for the four focus group meetings all held at City Hall.

The planning team organized the discussions around a similar set of questions intended to understand challenges, opportunities and desired outcomes for the future of Civic Neighborhood. The planning team will use findings from this summary, along with input gathered from the public workshops and surveys, to inform the vision update. Included with this memo are meeting notes from each of the meetings.

Focus Groups

- Government Agency Representatives
- Neighborhood Representatives
- Business Representatives
- Education Representatives

Key Findings

The following key findings emerged from the discussions.

- **Creating a unique identity:** Several participants indicated that the neighborhood currently lacks a common identify or character that makes it distinguishable from other places as a single and cohesive neighborhood. Participants expressed a need for a logical organization of land uses in Civic (commercial, office, civic, residential and public uses). This included a need for streets, buildings and neighborhood entryways that are inviting, have visual interest and encourage visitors to stay, shop and explore.
- **Making authentic places and designs:** Participants noted that several existing buildings, street designs and public spaces are uninspiring or don't appear to have a specific purpose or well-defined intent. Some participants indicated that

the location of future uses may depend on surrounding conditions, such as whether they are on a busy street, on the edge of Civic or in the more walkable interior where there are pockets of parks and housing.

- **Complementing Downtown Gresham:** Participants indicated that Civic should be different from and complement Downtown. There was also an identified need to provide a clear connection that better links Downtown Gresham and Civic. Another issue addressed was to not create competition between these two areas. One participant noted that current uses in Civic cater to franchise or chain establishments, while Downtown has more independent, “mom and pop” businesses.
- **Creating more efficient connections within Civic:** Participants noted the good pedestrian connections within Civic and specifically identified the MAX line and stations and Wy’East Way Path as major assets. Others noted that there is also a perception that some uses appear too far from one another. There was also an interest in improving or adding a MAX crossing and providing a new east-west connection through Civic, as well as updating street requirements to allow for design flexibility.
- **Integrating public spaces:** Participants discussed the need for improved public spaces where people are encouraged to gather. This included the need to provide multi-generational spaces; places for families and children; and areas for large and small gatherings and formal and informal events.
- **Improving the streetscape:** Improved streets and streetfronts (the public and private space between the street edge and building façade) was another common topic, with participants indicating that existing streets should be improved to create a more pleasant walking experience, while integrating nature and green space.
- **Addressing the needs of young adults and small businesses:** Participants indicated that the neighborhood should do more to attract and retain young adults (generally between the ages of 20-39) that comprise a large and growing segment of the population. This includes providing alternative flex-space offices, as well as smaller leasable spaces to start or grow a business.
- **Maximizing existing uses:** Several participants identified certain uses that already function well or that need change within Civic. Participants noted that medical and education-based businesses in Civic are doing well and should continue to be part of the future. Some said attention should be focused on redeveloping the Kmart site, as well as leveraging/retaining the good visibility for commercial uses along busy streets, which are Burnside, Eastman and Division.
- **Providing housing options:** Participants noted that new housing should continue to be part of the future of Civic Neighborhood. This should include different options and choices that are oriented more towards urban living (live/work units, condominiums and attached housing), featuring convenient access to amenities and services.
- **Attracting quality retail and shopping:** Participants noted that some establishments (such as Starbucks) are seen as a neighborhood gathering place and that Civic has convenient shopping. There was also an expressed need for

food and grocery stores, as well as a destination store that could 'anchor' other businesses.

- **Making better use of parking:** Participants discussed the importance of parking. Businesses, customers and employees rely on adequate parking. However, there was also an identified need to redesign or redevelop large surface parking areas that appear underused or limit the potential of Civic.

Government Agency Representatives Meeting Summary

September 15, 2016, 9:00 a.m. – 10:00 a.m.
Gresham City Hall

Attendees

- City of Gresham
- Metro
- Trimet

General Questions

1. **How would you define or characterize a “civic neighborhood”? What would you expect to see and/or experience?**
 - It’s a government district with government uses.
 - It’s a shopping center; a dense neighborhood with housing
2. **How would you describe the existing character and role of Civic Neighborhood?**
 - There is a need for a clear path for the future.
 - The shopping center is an asset.
 - Housing is good.
 - The use of space could be made more efficient.
 - Streets seem outdated and wide, with a lack of amenities and lack of crosswalks.
 - It seems inauthentic. City hall is an office building and the scale should be oriented for pedestrians and made more welcoming, with improved connections and better crossings.
 - People want to be downtown because it feels like a destination.
 - There needs to be a place to hangout and relax.
 - It’s not a true lifestyle center. We need to consider better use of space and spaces between buildings.
 - There is a lot of surface parking.
 - There is low bus ridership and a lack of connections and poor sidewalks.

Assets

3. **What are the greatest assets in Civic Neighborhood? What’s working well? Topics could include transportation and connectivity, land use, jobs, businesses, housing, and/or the environment.**
 - There is opportunity for building infill along Civic.
 - The future bus rapid transit (BRT) along Division will be an asset.

- Natural areas and green spaces exist which is an asset.
- Historically, Civic was a beautiful open space property.
- Division and Wallula could be major residential development.
- Proximity to downtown is an asset, but Civic needs a more pleasant walking experience, with better connections.

Issues

4. What do you feel are the greatest challenges facing Civic Neighborhood today and in the foreseeable future?

- There is a need for improved internal and external connectivity, especially between Downtown and Civic Neighborhood.
- Entryways/gateways and edges could be improved to create a welcoming and safe feel.
- The lack of open space makes it less appealing as a residential neighborhood.
- Civic is hindered by leftover spaces such as the water feature behind Gresham station.
- The multi-use path along MAX is a big asset but lacks amenities and has uninviting edges in certain locations. However, it does provide a convenient connection to Rockwood.
- Everything is far apart and density is an issue.
- Civic is too wide currently and there is a lack of landscaping. The building façade could use more windows.
- The ROW is not at an urban scale and is too wide. Streets could use more thoughtful intersections (80' wide ROW, 50' Street width). It could be made more inviting and not as expansive or "cold".
- An east-west "Main Street" is needed to connect Civic uses to surrounding areas.
- More east-west connections are needed. The current grid pattern is too extensive, but the MAX/trail is an important connection.
- Connections across MAX line will be a challenge

5. What are the biggest barriers to development in Civic Neighborhood (eg. obstacles, regulations, land condition issues, cost, access, future plans/streets, etc)?

- Street standards specific to the neighborhood are lacking.
- Another barrier is the rule that planned future streets cannot be shifted more than 30 feet without a Development Code change. This needs to be revised.
- Topography is a challenge through the American Properties site. The building design will be tricky when considering the potential for ground floor retail on steep slopes.

- How do you get people to gather?

Opportunities

6. **What do you feel are the greatest opportunities facing Civic Neighborhood in the next 10 years?**
 - The City needs to take a bigger look at the entire neighborhood.
 - MAX stations are great. Civic is one of the best and other stations could be better.
 - Incentives, such as reduced System Development Charges (SDCs) for development could be an opportunity.
 - There is also more opportunity for parks with SDC changes.
7. **What do you think will be the major drivers of growth and/or change in Civic Neighborhood over the next 10 years?**
 - Creating spaces to gather and bringing people together will be needed. Some nearby businesses already provide gathering spaces and opportunities (ex. Town Fair shopping center).
8. **What kinds of public spaces are missing (eg. Urban plazas, developed parks, green infrastructure/streetfront, etc.)?**
 - Urban public spaces are needed and developed "urban recreation" is needed.
 - Also pockets of natural areas to break-up large streets are missing.
 - Some existing streets in Gresham Station need landscaping and greenspace.
 - The Metro property could provide an opportunity for public space, though these sites are primarily intended for housing with access to transit.

Outcomes

9. **In your opinion, what is the key to success over the next 12 months as we navigate through the planning process? Are there pitfalls or common mistakes that we can avoid along the way?**
 - The project needs to result in flexibility (streets, layout, buildings). Gresham has areas with good placemaking but there is also conflict with existing development. The project should move in the right direction to meet the larger intent.
 - TriMet would prefer to have guidance to know where a new MAX crossing is preferred and what it will connect to. It would help TriMet to show where these options could happen.
 - The City could revise regulatory standards to encourage the desired type of development.
 - The neighborhood needs a big idea for a future park and a vision for developers.
 - The edge of Civic is not at a pedestrian scale. The interior could be a place where people live and walk to surrounding destinations.

- The City needs a materials palette to determine how certain existing buildings transition overtime. A guide is also needed that provides options for building upgrades that would help property owners refresh/modernize the appearance of buildings in the short-term.
- The project should show how to get from where things are now to a place where people are sharing spaces (access points, parking, etc). It could provide a park once strategy to promote a mental shift and create a more exciting mix of uses.

Neighborhood Representatives Meeting Summary

September 15, 2016, 10:30 a.m. – 11:30 a.m.
Gresham City Hall

Attendees

- Northwest Neighborhood Association
- Coalition of Neighborhoods

General Questions

1. How would you define or characterize a “civic neighborhood”? What would you expect to see and/or experience?
 - Government
 - City hall
 - Civic Drive as a prominent street
 - A place to bring the community together – central to the city
 - A citywide destination
 - Residential shouldn’t be a big part of the neighborhood.
2. How would you describe the existing character and role of Civic Neighborhood?
 - City hall, school district, government uses form a hub, Gresham Station, retail residential, vacant uses
 - Kmart is a sore spot.
 - The western/residential area doesn’t feel like part of the neighborhood.
 - Proximity to MAX line is excellent.
 - Residents on opposite sides of edge streets need better connectivity to the neighborhood.
 - Retail is could be better, with more options for food and a full-sized grocery.
 - Higher density residential would be a civic use, and vacant spaces need to be filled-in.
 - Offices at Burnside and Civic are working well.

Assets

3. What are the greatest assets in Civic Neighborhood? What’s working well? Topics could include transportation and connectivity, land use, jobs, businesses, housing, and/or the environment.
 - Retail is well used and locals are walking from East Hill neighborhood just south of Civic Neighborhood.
 - Medical and education uses are well used and not found elsewhere.

- Location of City hall and proximity to services are assets. City Hall is a gathering space.
- MAX is positive, making it easy to get to Portland. It also has bike lockers.
- Park and Ride lot seems to be well used and provides parking for retail in a good, visible location.
- Starbucks is a neighborhood gathering space.

Issues

4. What do you feel are the greatest challenges facing Civic Neighborhood today and in the foreseeable future?
 - Sameness
 - Nothing that makes it stand out as a destination
 - Kmart
 - Lack of sidewalks
 - Busy edge streets
 - Street grid is a major issue
 - Lack of flexibility with streets
 - Getting across the tracks
 - Connectivity is an issue - distances between uses

Opportunities

5. What do you feel are the greatest opportunities facing Civic Neighborhood in the next 10 years?
 - Upscale businesses could boost appeal.
 - Division will become a BRT line.
 - An arts/theater center by Civic Station
 - It needs a destination restaurant.
 - A higher-end hotel with easy access to MAX and shopping
 - Public art that's different from anywhere else in Gresham
 - The Community Center bond could result in a community center which would be a good use in Civic.
 - There needs to be something for children, an activity for kids and a destination for families.
 - New connection across MAX will be critical when new development occurs, to park once.

6. **What do you think will be the major drivers of growth and/or change in Civic Neighborhood over the next 10 years?**
 - American Properties site
 - Rents are increasing
 - Greenspace west of Wallula is a potential connection to Civic neighborhood.
7. **What kinds of public spaces are missing (eg. Urban plazas, developed parks, green infrastructure/streetfront, etc.)?**
 - A place that families can gather; a greenspace with diversity
 - A fountain or a plaza
 - Greenspaces are popular, such as the heavily used greenspaces in East Hill.
 - A plaza north of Civic
 - Metro-owned land is a benefit to creating a public park.
 - There is a desire for picnicking and greenspace.
 - Trees: The city is losing trees (especially trees in Bella Vista). More shade and greenspace is needed.
 - Community gatherings similar to an arts plaza, would be well used. The city shouldn't compete with downtown, so it needs to be something different.
 - Local businesses could help sponsor programs and events.
 - Integrate open space with retail to drive shopping and gathering areas.
 - A lot of new housing doesn't have outdoor space.
 - Social space: Bella Vista Park is well used and is a major gathering space. More connections could be added to increase interactions and socialization.
8. **What would make the neighborhood better for business (eg. Retaining existing businesses, attracting new and different businesses, improving connections, adding residents)?**
 - Getting across the tracks to allow more pedestrian connectivity; not just for cars. Civic could have a pedestrian bridge similar to Powell.
9. **What types of uses would you like to see/not like to see in Civic Neighborhood?**
 - Upscale restaurant
 - Upscale retail
 - Bookstore
 - Children-oriented business/activity space
 - Greenspace
 - Art/cultural activities

- Some surrounded neighborhoods may not have purchasing power to draw big businesses here.

10. How should Civic Neighborhood connect and relate to other neighborhood centers, especially Rockwood and Downtown Gresham?

- Better connections
- Bring people in and shop locally
- Historic downtown

Outcomes

11. In your opinion, what is the key to success over the next 12 months as we navigate through the planning process? Are there pitfalls or common mistakes that we can avoid along the way?

- Making the Kmart site redevelop and drawing people
- Change the perception of Gresham
- Visibility from Burnside; making it more appealing
- Creating an anchor destination and greenspace
- Two paths on both sides of MAX
- Finish paths/connections to Wy'East Way bike route
- Get Metro to develop their properties
- Understand which catalyst site needs to happen first
- The adjoining new commercial uses at the NE corner of Eastman and Burnside exhibit the type of quality design that would take place with new standards for the Civic Neighborhood.

12. How should the people of Gresham be involved in this project and future plans and initiatives? Is there anyone in particular we should hear from?

- Keep emails going with updates to neighborhood organizations; get all neighborhoods to take the survey (Coalition of Gresham Neighborhood Associations)
- Sept 26 neighborhood meeting could be a good place to advertise

Business Representatives Meeting Summary

September 15, 2016, 1:30 p.m. – 2:30 p.m.
Gresham City Hall

Attendees

- Gresham Chamber of Commerce
- John Scott Real Estate
- State Farm Insurance
- Kohler Meyers O'Halloran real estate.

General Questions

1. How would you define or characterize a "civic neighborhood"? What would you expect to see and/or experience?
 - Civic seems to be a misnomer. There are civic uses here because it was convenient when first developed, as opposed to being located in Downtown.
 - Outdoor opportunities
 - Outdoor seating, plazas and small gathering spaces

Assets

2. What are the greatest assets in Civic Neighborhood? What's working well? Topics could include transportation and connectivity, land use, jobs, businesses, housing, and/or the environment.
 - Parking is a benefit and businesses need parking. Spaces are a big need for business owners.
 - Center for Advanced Learning (CAL) is an asset.
 - Access to MAX and convenient access to shopping are assets.
 - Franchises are looking for high visibility, which Civic has.
 - Civic should be different than Downtown. Civic has many franchises versus Downtown which has more family-owned establishments.

Issues

3. What do you feel are the greatest challenges facing Civic Neighborhood today and in the foreseeable future?
 - Franchises need commercial and residential density to make business pencil-out.
 - CAL is short on parking and may be running out of space.
 - Small businesses need affordable places to locate. Civic is appealing to the franchisor, but not small/local business.

- Larger spaces are more challenging to make into smaller spaces. This can occur with large offices but is more challenging with large retail.
- Connections into the site are limited and access could be improved.
- Future buildings should avoid heavy massing.
- Buildings with 2,500 square feet or less are the most popular leasing space sizes.
- Gresham Station has too much surface parking which distracts from a walking environment.
- There is a need for internal public transit (bus) within the neighborhood.
- There is a strong east wind. Future development should consider protection from wind, being mindful of wind tunnels between buildings.
- Current building heights are too short. Redevelopment of the Kmart site in particular can be designed to a taller building height with ground floor retail, similar to the feel of downtown.
- The city should be cautious of outdoor commercial, such as fruit stands.
- Be cautious planning for too much retail and considering market conditions and retail space demand
- Connecting the Wy'East Way path with disparate areas within the Civic Neighborhood, including connections to existing and new sidewalks

Opportunities

4. **What do you feel are the greatest opportunities facing Civic Neighborhood in the next 10 years?**
 - There needs to be more places for live/work opportunities, such as tech jobs. These uses also typically need more amenities such as bike parking, showers, etc.
 - Vancouver, BC example: Main level is ownership and living with step-back upper stories. This creates a better pedestrian oriented environment, though it doesn't have to be the design of every building.
 - There is a need for smaller storefront areas.
 - New development should include an opportunity for housing and more retail.
 - New outside seating/dining establishments with flexible setback requirements could be allowed.
 - Civic should give people a reason to stay. The City should leverage the convenient access to the MAX line.
 - Redevelopment should consider condominium-izing larger spaces.
 - Division has more opportunities for small-scale businesses.
 - Civic could attract the types of businesses that have been locating in and around the Portland area, such as dining and retail.

- Bridgeport Village example: Some elements work well including informal spaces to relax, gather and socialize. Bridgeport also has structured parking with small, dispersed lots. Millennials need more of a local feel that Bridgeport has.
 - Civic can include small places at a pedestrian scale.
 - Civic should be true to the Northwest, with appropriate landscaping and design.
 - A major entrance from Eastman is needed and civic uses could be relocated elsewhere.
 - Offices work, and there aren't many office spaces currently.
 - Kmart redevelopment is an excellent opportunity, especially if the future development protects and enhances views of Mt. Hood. This space should also be kept highly visible from the intersection.
 - Residential should be a combination of owner and rental spaces. Young professionals want options and life-long residents want a spectrum of housing options. People should be able to live/work here and condos or townhouses could also work.
 - There is an opportunity to increase the view of Mt Hood. Building owners would get more for their space with view.
 - There is an opportunity to add wide sidewalks and more spaces for dedicated outdoor living.
 - New walking paths and connections could also be added.
5. **What kinds of public spaces are missing (eg. Urban plazas, developed parks, green infrastructure/streetfront, etc.)?**
- Public spaces should be creative, such as use of roof spaces.
 - Some would rather have revenue from development than dedicating land for public space. Developers should be able to maximize use of space.
 - In terms of a large public area, this isn't a place for people to gather. That is done elsewhere in Gresham.
 - Civic could have smaller places to sit, with open plazas.
 - The City could incentivize developers to build something convenient for families and kids.
6. **How should Civic Neighborhood connect and relate to other neighborhood centers, especially Rockwood and Downtown Gresham?**
- There is a need for Civic to complement Downtown.
 - Walking connections could seamlessly link the two.
 - Civic neighborhood will be more dense/urban unlike Downtown. Downtown is also getting crowded and there will be a need for more shopping/dining.

Outcomes

7. In your opinion, what is the key to success over the next 12 months as we navigate through the planning process? Are there pitfalls or common mistakes that we can avoid along the way?
 - Opening up Eastman Parkway
 - Connecting city pieces together
 - Creating draw for singles, young professionals.

Education Representatives Meeting Summary

September 15, 2016, 4:30 p.m. – 5:30 p.m.
Gresham City Hall

Attendees

- Gresham-Barlow School District
 - Gresham High School
 - Metro East Web Academy
- Center for Advanced Learning

General Questions

1. How would you define or characterize a “civic neighborhood”? What would you expect to see and/or experience?
 - Currently it’s shopping and parking
 - Services and clinics
 - Family friendly, youth friendly
 - Events and activities
2. How would you describe the existing character and role of Civic Neighborhood?
 - There is a need for a parking structure to maximize use of space.
 - There is a need to maximize space near MAX stations.

Assets

3. What are the greatest assets in Civic Neighborhood? What’s working well? Topics could include transportation and connectivity, land use, jobs, businesses, housing, and/or the environment.
 - Metro East Web Academy is an asset. There are 400-500 students using this blended school (onsite/online support classrooms). It provides bus and MAX passes to students (20-30), and some walk/bike. Many others drive or drop off.
 - CAL is an asset (career/tech ed. Program). Their space is shared between CAL and Mt. Hood Community College. MHCC is mostly health programs (about 50%). CAL has 500 students who spend ½ at site then ½ day at high school. Most arrive by school bus. Transportation by school bus occurs three times a day on Civic. Parking is shared with CAL and Mt Hood staff. They lease a gravel portion of the Metro property for parking. The school would be impacted without parking.
 - There are 1,700 students in Gresham High School just outside of study area that use Gresham Station. This should be part of the vision.
 - Everything is convenient.
 - Many destinations are within walking distance.

- MAX path is well used by a variety of people (students, MAX users).
- School district prefers to own, but has leased space.

Issues

4. What do you feel are the greatest challenges facing Civic Neighborhood today and in the foreseeable future?
 - Some of the educational uses need better parking.
 - Civic seems barren and needs a destination or identity.
 - Reducing parking will create impact for students. Students are parking everywhere. Students also driving throughout the day to do their training, or going to Downtown.

Opportunities

5. What do you feel are the greatest opportunities facing Civic Neighborhood in the next 10 years?
 - Civic should look to Portland as an example because it has revitalized many public spaces.
 - Offices with professionals could be spending money in Gresham Station. It could serve as a hub for business community.
 - Surrounding residential could use services.
 - Bill Stricklin example: Manchester Craftsman Guild in Pittsburgh creates a space with beauty.
 - Park by Mississippi Street example: Great use, with classes and programs.
 - There is opportunity to attract different generations, getting users of clinics to stay (an untapped user base).
 - There is an opportunity to create a makerspace similar to Rockwood. Having access to part of their avocation in proximity would be beneficial (eg. Music lessons, NOCCA – North Carolina dance company and rehearsal space.)
 - There is opportunity to increase aesthetics/appeal.
 - There is an opportunity to add an arts center. The school bond could repurpose Gresham High School.
 - During the lunch hour, some students are walking off campus for lunch, mostly going to destinations closer to the high school along Burnside. The Civic Neighborhood could be a place that attracts students for lunch.
 - There needs to be maker space; places to create.
6. What do you think will be the major drivers of growth and/or change in Civic Neighborhood over the next 10 years?
 - There will be drive and motivation for youth to provide service; free economy/trade (less about making money); social needs of community; valued for what they can think and do.

- Civic should provide opportunities to stay in Gresham when residents age (not leave the city).
7. **What kinds of public spaces are missing (eg. Urban plazas, developed parks, green infrastructure/streetfront, etc.)?**
- There are no places to see and be seen (people watching).
 - Kids want common areas, such as a library.
 - Creating placemaking into a unique space
 - Lighting for safety and police presence
 - People using spaces after hours
 - Community members use the high school track after hours, which is positive.
 - Civic should include safe spaces and avoid unwanted activities such as transient populations.
8. **What types of uses would you like to see/not like to see in Civic Neighborhood?**
- There is a need for more space for education uses.
 - NedSpace would be great (start-up office spaces, more residents, shared office space).
 - New Columbia is a good model for diversity of housing and civic space. Civic needs an exhibit space and/or a space to celebrate.
 - There is more diversity in schools than people in Civic Neighborhood. Gresham has a rapidly growing African American community and Civic could include culturally appropriate retail and services for the city's diverse residents.

Outcomes

9. **What other specific outcomes are you hoping for at the end of this process?**
- Civic needs a walking corridor between Civic Neighborhood and Downtown that is recognizable and that leads to a sustainable community so that visitors park once.
 - Civic should be walkable and easy to navigate.
 - Civic should have office space and parking.
 - This project should result in positive change to the Kmart site.
 - Tannasborne example: a different experience for public spaces (climbing structure, places for kids, exterior to interior center).
10. **How should the people of Gresham be involved in this project and future plans and initiatives? Is there anyone in particular we should hear from?**
- Provide a talk at High School leadership classes
 - Mt Hood Community College could also be a good entity to talk with.
 - The City should share with School Board



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to **Brian Martin and Mary Phillips, City of Gresham**
from **Jon Pheanis and Ed SanFilippo, MIG**
re **Civic Neighborhood Vision Survey #1 Results**
date **11/2/2016**

Available online at:

[http: https://greshamoregon.gov/Civic-Neighborhood-Vision-and-Design-District-Update](https://greshamoregon.gov/Civic-Neighborhood-Vision-and-Design-District-Update)

Available from:

September 13 – October 14, 2016

This memo provides results of the City of Gresham Civic Neighborhood Vision Survey. A total of 167 individuals responded to the online survey, including 134 fully completed and 33 partially completed questionnaires. MIG will combine results from this survey with other outreach results to inform the Civic Neighborhood Vision Update and design concepts, and ultimately the Civic Neighborhood Framework Plan. The final section of this summary includes open ended responses for questions that offered a write-in option.

This survey is self-selecting and therefore respondents are not required to respond to each question. In some cases, respondents dropped out of the survey early and some respondents chose to skip individual questions. The percentages calculated in the tables that follow are based on the number of respondents who answered each specific question. For questions that allow for multiple responses, the percentages are based on the number of respondents and not the number of options checked in total. This means that the percentages for these questions will generally total to more than 100%.

I. Connectivity and Access

1. Why do you visit Civic Neighborhood? Choose all that apply.

Answer	Count	Percentage
I shop there	131	78%
I use the transit connections	31	19%
I live there	24	14%
I work there	14	8%
I do not visit Civic Neighborhood	3	2%
Other (see next section for open-ended responses)	20	12%
Not completed or Not displayed	8	5%

II. Street Design and Neighborhood Features

2. What would encourage you stay longer or visit the Civic Neighborhood more often? Choose all that apply.

Answer	Count	Percentage
More dining opportunities	110	66%
More shopping opportunities	94	56%
More activities or events	77	46%
Improvements to sidewalks and road crossings	28	17%
Safer streets	25	15%
More residential options nearby	13	8%
Other (see next section for open-ended responses)	28	17%
Not completed or Not displayed	11	7%

3. What types of features would you like to see in Civic Neighborhood? Choose all that apply.

Answer	Count	Percentage
Parks and plazas	101	60%
Seating	77	46%
Water features	75	45%
Shade	70	42%
Walking trails	69	41%
Play areas for children	66	40%
Lighting	49	29%
Planters	47	28%
Other (see next section for open-ended responses)	13	8%
Not completed or Not displayed	11	7%

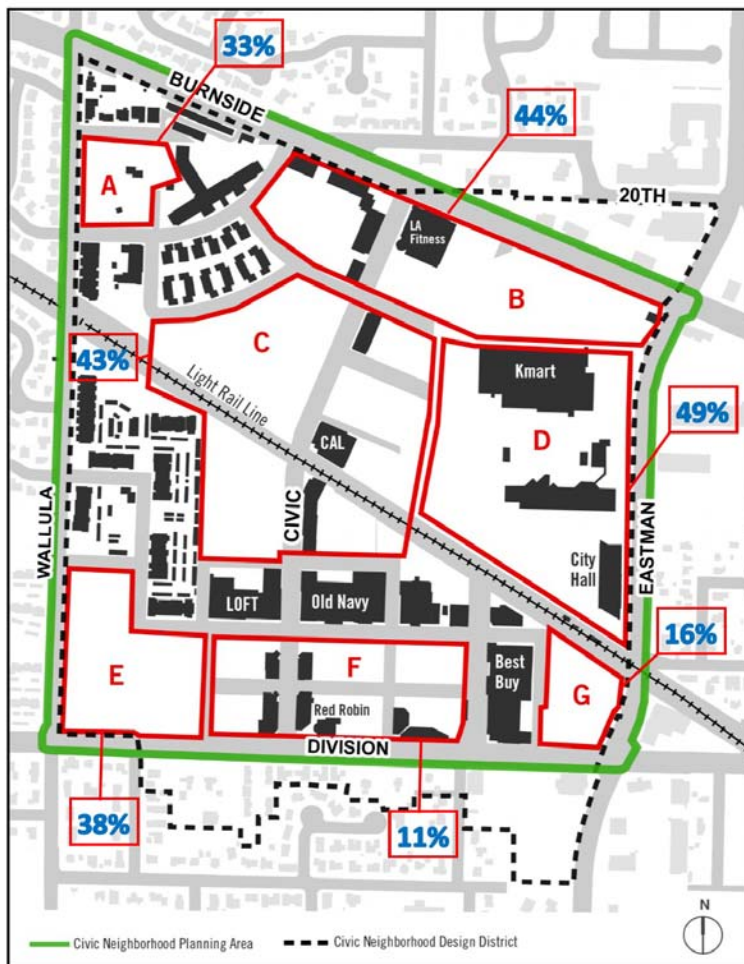
III. Density and Development Requirements

4. What type of developments should be located next to busy streets such as Burnside, Eastman and Division? Choose all that apply.

Answer	Count	Percentage
Commercial/retail (businesses, restaurants, shopping, etc.)	131	78%
Offices	72	43%
Residential	30	18%
Not completed or Not displayed	16	10%

5. Taller buildings (four to six stories) can provide space for people to live and work and generally add activity and vitality to a district. Using the map for reference, where are the most appropriate locations for taller buildings in Civic Neighborhood? Choose all that apply.

The figure below shows the percentage of responses to each of locations (A-G) presented in the survey.



IV. Improvements and Upgrades

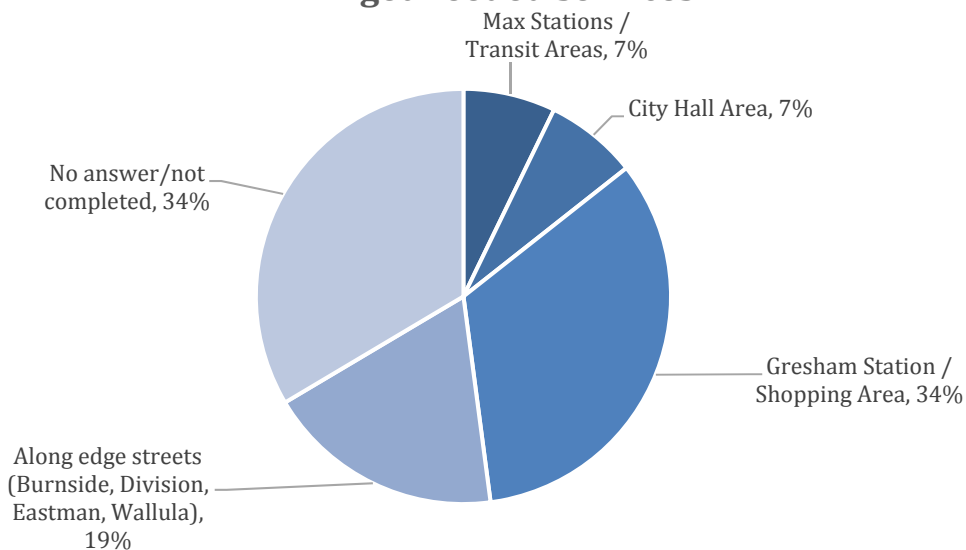
6. What are the three highest priority improvements needed in Civic Neighborhood? Choose up to three.

Answer	Count	Percentage
Adding more places for people to work, shop, and get needed services	80	48%
Adding more places for people to have fun and enjoy entertainment.	77	46%
Improving the walking environment with features like signs to help people get around the district, shade trees, canopies for rain protection, plants, benches, public art, etc.	70	42%
Adding more public spaces, greenspaces, plazas, etc.	64	38%
Improving connections for biking and walking through the neighborhood	35	21%
Adding more places for people to live	29	17%
Improving connections for driving through the neighborhood	20	12%
Other (see next section for open-ended responses)	11	7%
Not completed or Not displayed	22	13%

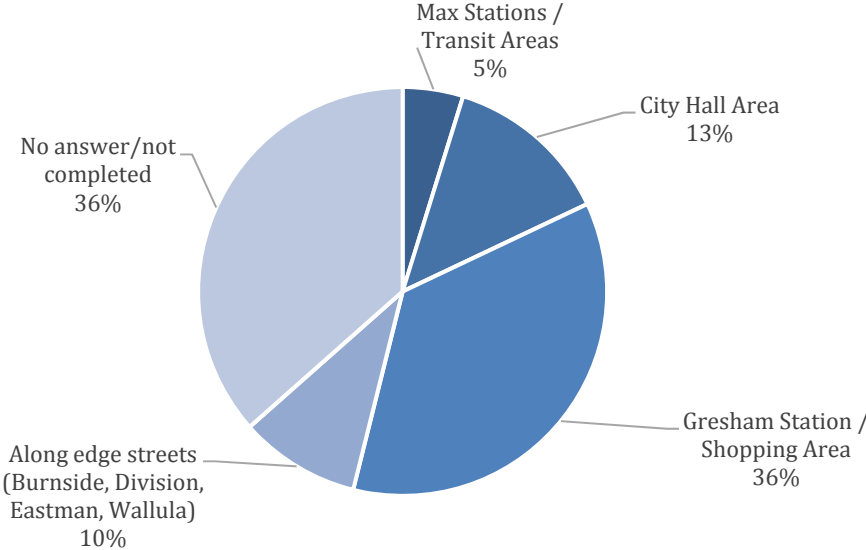
7. Select the area in Civic Neighborhood where each of these improvements is most needed. Choose one location per improvement.

The following series of graphs shows responses to each of the seven categories (A-G) presented in the survey. See the next section for open-ended 'Other' responses.

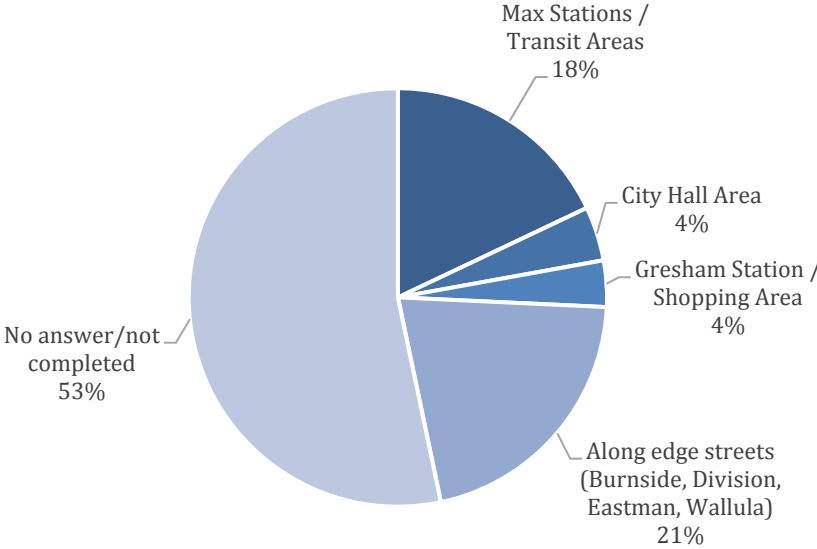
A. Adding more places for people to work, shop, and get needed services



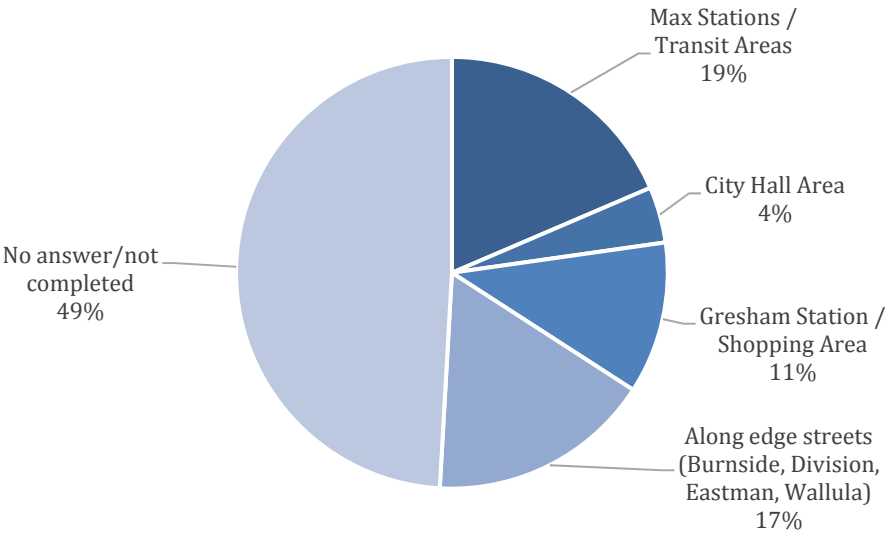
B. Adding more places for people to have fun and enjoy entertainment



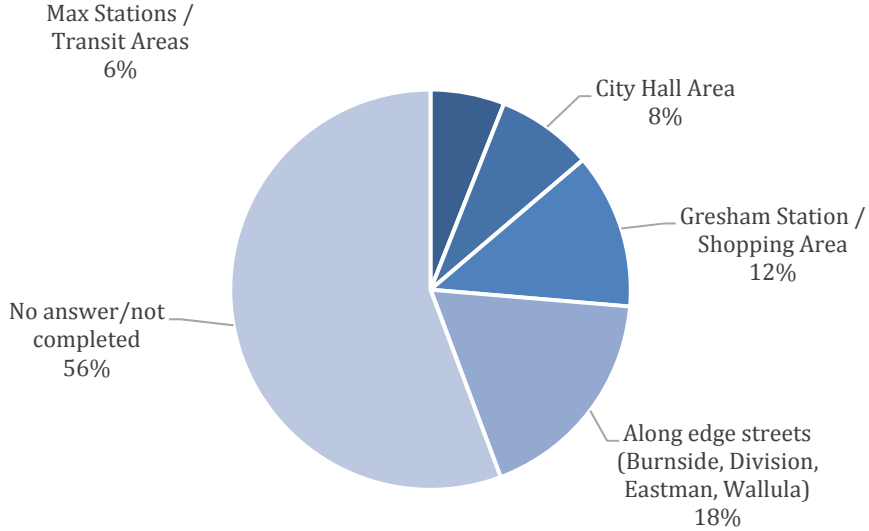
C. Adding more places for people to live



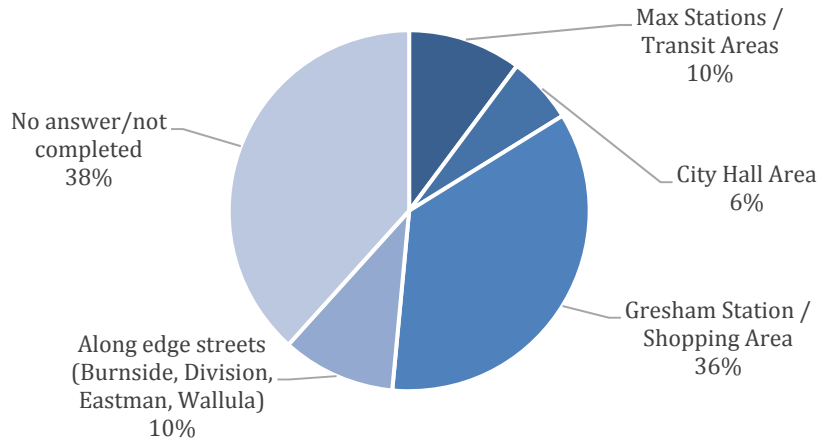
D. Improving connections for biking and walking through the neighborhood



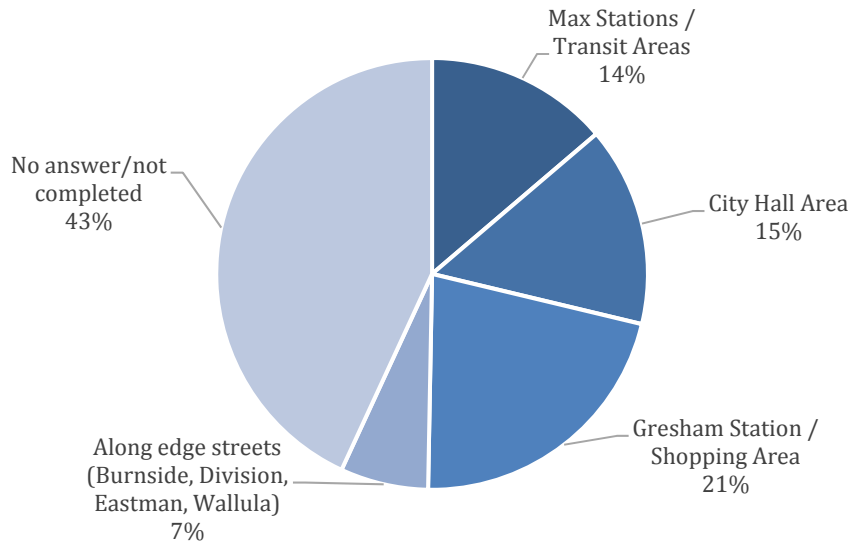
E. Improving connections for driving through the neighborhood



F. Improving the walking environment with features like signs to help people get around the district, shade trees, canopies for rain protection, plants, benches, public art, etc.



G. Adding more public spaces, greenspaces, plazas, etc.



8. Are commercial/retail uses such as businesses, restaurants, shopping, etc. in Civic Neighborhood a High, Medium or Low priority for you?

Answer	Count	Percentage
High	80	48%
Medium	45	27%
Low	10	6%
No answer	5	3%
Not completed or Not displayed	27	16%

9. Are office uses in Civic Neighborhood a High, Medium or Low priority for you?

Answer	Count	Percentage
High	17	10%
Medium	51	31%
Low	65	39%
No answer	7	4%
Not completed or Not displayed	27	16%

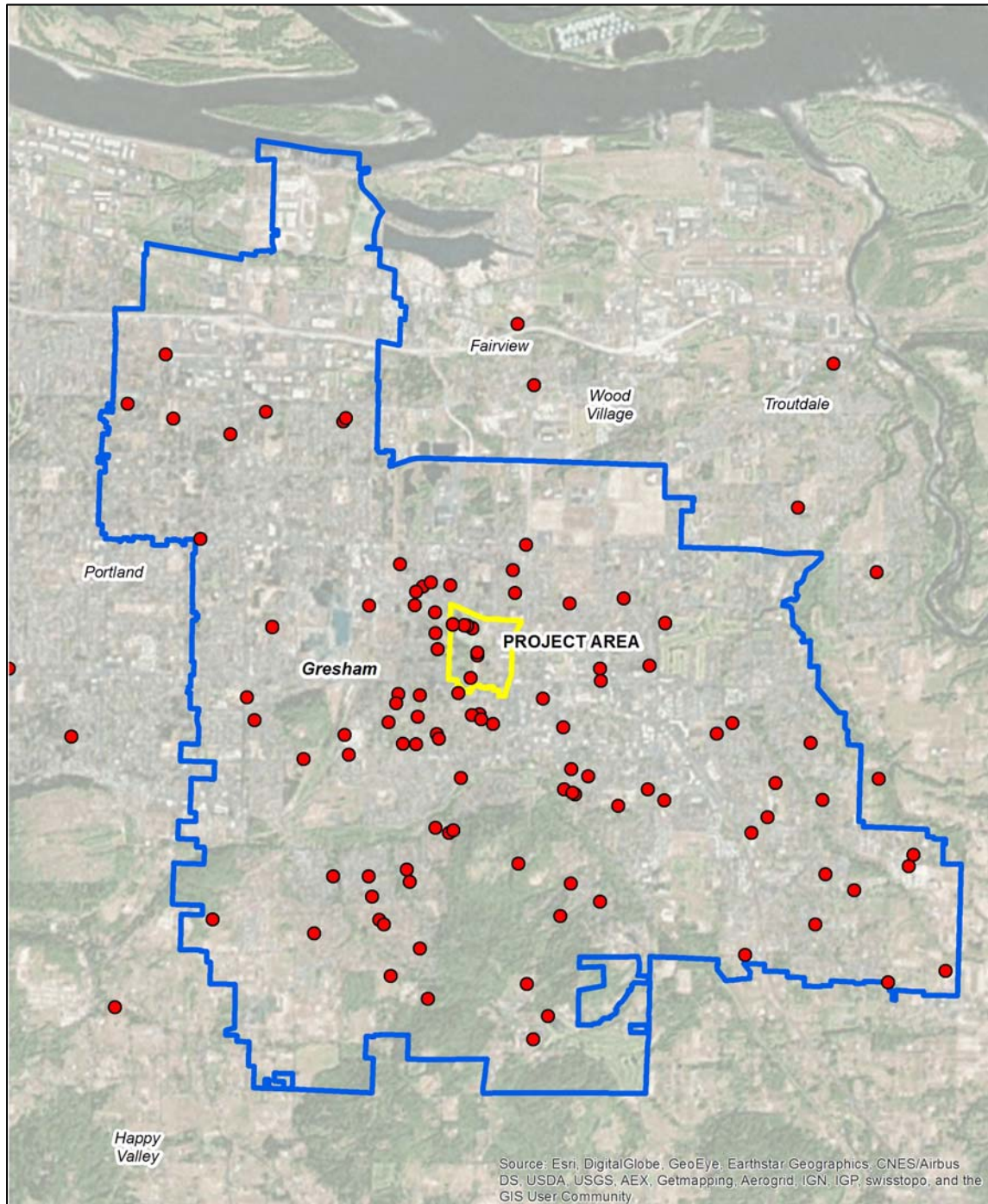
10. Are residential uses in Civic Neighborhood a High, Medium or Low priority for you?

Answer	Count	Percentage
High	26	16%
Medium	38	23%
Low	68	41%
No answer	8	5%
Not completed or Not displayed	27	16%

V. Demographics

11. Where do you live?

The dots in the map below represent the locations where respondents live.



12. What is your age?

Answer	Count	Percentage
Under 18	0	0%
18-24	2	1%
25-34	27	16%
35-44	30	18%
45-54	17	10%
55-64	25	15%
65-74	20	12%
75+	4	2%
Prefer not to answer	3	2%
No answer	4	2%
Not completed or Not displayed	35	21%

13. How do you identify yourself? Choose all that apply.

Answer	Count	Percentage
American Indian or Alaskan Native	2	1%
Asian, Asian Indian or Pacific Islander	4	2%
Black or African American	0	0%
Hispanic/ Latino	3	2%
White/ Caucasian	106	63%
Biracial/multiracial	4	2%
Prefer not to answer	13	8%
Other	0	0%
Not completed or Not displayed	35	21%

14. Do you have any other comments about the future of Civic Neighborhood?

See next section for open-ended responses.

VI. Connectivity and Access

The following provides unedited responses to the open-ended survey questions. Any personal or confidential information has been removed.

1. Why do you visit Civic Neighborhood? Choose all that apply.

- I visit friends who live there
- My bank is also located in this neighborhood
- I visit family who live there
- I live in the adjacent neighborhood.
- Bank & Eat there
- City hall
- I rarely go there
- walk paths
- City hall
- I wander about and imagine its future.
- OnPoint Credit Union
- Visit City Hall
- Live adjacent to CN
- I walk there for recreation
- live nearby
- I eat there (more than shopping)
- Visit City Hall
- I live nearby there.
- My daughter attends CAL Charter High School there.
- It is part of my walking route.

2. What would encourage you stay longer or visit the Civic Neighborhood more often? Choose all that apply.

- Public spaces
- More family attractions like a kids indoor babysitting/playground business, kids water feature (to see fish and throw coins), grocery store: Trader Joe's, food cart/kiosk tyoe options, safe and clean outdoor gathering location
- more reasonably priced shops
- More/better parking options
- keep the trees - make a park with picnic shelter +tables. Shop, dine, play.

- Public park; connection to downtown via Gresham Town Fair reconfiguration/redevelopment
- more local businesses and a food cart pod
- Cultural Center on Kmart property
- MAX/ buses coming more frequently.
- Park with playground
- A local Brewery/Ciderhouse
- Mixed use buildings, a public market, Trader Joes, Whole Foods, New Seasons and a food hall like Sunnyside
- In area 5-6 days a week due to work
- It's fine the way it is.
- I not having to walk around apartments, need public path through.
- Parking for buses picking up CAL students that do not impede the traffic; now they must wait for students on Civic Dr and the area where they park is not wide enough to accommodate buses and cars--the buses create a one-way street. Also, MAX riders have no where to park.there needs to be some kind of designated parking for them
- A good Deli with freshly-made sandwiches & ice cream in the summer (for tired folks who don't feel like cookingheading home
- more handicap accessible restrooms and restaurants
- Parks
- quaint, intimate coffee shops or restaurants
- more park like setting
- No cannabis or marijuana shops.
- Specialty stores
- park
- A wonderful Park
- outdoor seating areas/park benches
- Less chain, more dynamic small dining and shopping
- Must be better quality of the above!

3. What types of features would you like to see in Civic Neighborhood? Choose all that apply.

- Combine Art and play area (not a traditional plastic slide/swing set).
- safe for families and free from transients
- Parks & Plaza #1
- food carts
- Outdoor seating during the summer
- Safe place for all ages; interactive outdoor art; more fountains for kids
- Grocery store
- skate park
- A reason to go there
- Natural and architectural features to act as sound barriers
- Native plantings, rain gardens, edible fruit bushes
- Park
- benches, places to sit down

6. What are the three highest priority improvements needed in Civic Neighborhood? Choose up to three.

- grocery store
- Adding additional safety patrols
- Stop putting in Parks near shopping it just attracts the homeless and stops people from frequenting the area!
- Better/more parking at Cal/MHCC building
- More local (non-chain) shops and restaurants
- additional auto/motorcycle parking
- NO BUILDINGS TALLER THAN 3 STORIES
- Parking with any additional building. We do not have enough parking spaces at the On Point Bank area. People who ride MAX have no parking options.
- handicap accessible/wheelchair accessible
- A one of a kind Park
- No buildings taller then3 stories!

7. Select the area in Civic Neighborhood where each of these improvements is most needed. Choose one location per improvement.

- Max Stations / Transit Areas: This seems like one of the quietest, cleanest, most attractive and safe max station/transit areas on the entire line. Ensure it stays that way.
- Max Stations / Transit Areas: Safety and cleanliness is needed most at these locations.
- City Hall Area: I think a nice park in this area would be nice
- Gresham Station / Shopping Area: More locally owned businesses, indoor year-round marketplace for food carts or small businesses
- City Hall Area: Improve the area to encourage people to visit art exhibits, better safety
- Max Stations / Transit Areas: Parking spaces are at a premium--especially for the commercial buildings along Civic Dr close to Burnside. It is dangerous in a parking area where people have to drive around and around looking for a parking spot.

14. Do you have any other comments about the future of Civic Neighborhood?

- Please ensure the vision keeps the area safe, quiet and only enhances the existing classiness, charm and convenience of the neighborhood.
- Due to the online shopping habits of younger consumers, retail brick & mortar stores are slowly becoming obsolete. What we need is GOOD restaurants, office space, and housing
- Don't set it up to be another campground for the criminal homeless (not the legitimate homeless who've never been a problem but this new breed who relish stealing and selling drugs) who are setting up business in Gresham. Get a food truck pod like Happy Valley has despite the mayor's resistance to competition for his horrible restaurant
- I think the piece of land owned by Metro, right next to the MAX line, bordering Civic Drive (right across the street from Big Town Hero) would be a wonderful place to put a park.
- It would be nice to have recreation choices
- I do a lot of shopping around the Civic neighborhood. I would love to see the empty lot by the max station turned into a legitimate park, preferably without dismantling the forested area to do so. There's a lot of potential in that spot, especially with the apartments nearby, and making creative community use of the space would deter much of the less savory activities that occur in the greenbelt.
- I'd like to see it kept nice, and an area for a source of pride.
- Civic neighborhood improvements should have a goal of creating a space gresham residents feel proud to have and want to go to, as well as, people from other communities want to visit so we can keep business local instead of gresham residents driving to other communities to shop and gather like ckackamas, Washington Square, streets of tanasbourne, etc.
- The HUGE lot where K-Mart is located is a major eyesore to the community. It needs to be torn down and developed, perhaps with housing above storefronts, restaurants and maybe a movie theater or Dave & Busters/Al's. It would be a big boost to the economy

and another improvement to make Gresham more desirable to outsiders who have bad impressions of our community.

- The large grassy area between the Gresham Station Townhomes and the Max Stop needs a park and walking paths. Or the grassy area between the max station and Ulta/World Market etc.
- In general, I think the city needs to address the need for quality AFFORDABLE HOUSING!
- I feel that East County is lacking quality restaurants and shops. The problem is, can the city of Gresham support more restaurants and shops?
- Money should be spent on schools. Gresham school are a 2 out of 10!!!
- Yes, I'd like to see Gresham be a leader in the State of Oregon to help the homeless with helpful programs to get them off the streets and Parks by enforcing laws against Pandhandling, Loitering, camping-out; thereby, keeping Gresham safe and beautiful for everyone that lives here. Thankyou!
- Please aim towards things that will keep the integrity of the area, attract more money, and give our kids somewhere to be that's safe. Please strive to make this the exact opposite of ROCKWOOD! Something that makes Gresham proud, not ashamed.
- You MUST do something to stop this homeless influx. It is way too dangerous for children and discourages families from living here. This used to be a great town. Really tired of waking up to car windows smashed, children scared to wait for the school bus and employees that have to walk in pairs to their cars. Fix it. Neighbors can only do so much to keep their homes safe - our Police are AMAZING... Please city council DO SOMETHING to get this town back to the reputation it deserves and that we citizens want!
- No more buildings. Use empty spaces for beautification - green spaces, parks, public art, etc... Adding more "strip mall" will just continue the perception that this area is trash. Make it pretty and environmentally friendly.
- More concerned about sustainability of businesses and restaurants - attracting people for multiple stops per visit. Having a nice park/plaza where tall trees are. - Don't cut any more of the trees for street grid pattern - that was a mistake. There was a promise of amphitheater or plaza near MAX Civic stop -- tri-met should follow-through with that. We need to think 'long-term' - something nice, usable and aesthetically pleasing - with professional offices and services. Office staff will use restaurants, but not draw on police services like residential (unless it is condo/owner occupied).
- We have shops and restaurants, but I would love to see more local non-chain businesses. It adds charm and character to the area. Having safe walkable access from downtown gresham to gresham station would be great
- Would love if you added a water fountain or Benson Bubbler.
- Civic Neighborhood's relationship to downtown is an important consideration. As such, while additional residential and office uses should be expected within the boundaries of the Civic Neighborhood, these should not be pursued with such zeal as to forego creating the best civic, shopping/entertainment, and open space environment possible. The Civic Center, Civic Drive MAX station, and Eastman/Division areas are important

portals to or vision corridors within the district; overbuilding in any of these places, especially with residential or more intensive employment uses, risks closing off the neighborhood to the south/southeast and squandering the opportunity for the most attractive pedestrian environment within. Gresham Town Fair, sandwiched between the two areas, seems the most appropriate site for high-density housing and class A/B office space (the latter of which should be accommodated only with caution). The Gresham Station shopping center's internal surface parking blocks will ideally also support further street-level commercial and perhaps housing on 1-5 stories above, but the market challenges related to replacing surface parking with structured parking are recognized. Both Civic Neighborhood and Gresham Town Fair should carry with their future development an aspiration to create a central spine of civic, shopping/entertainment, and open space uses and activities that support and are supported by existing and future downtown development.

- I'd like to see more local stores and restaurants, not just the national chains and franchises.
- It would be great to have a "New Seasons or Trader Joe's" anchor store and a cluster of small local businesses to create a feeling of community. Food cart pod with a brew pub connect would be amazing. If you build it, they will come.
- Demand quality construction.
- I would like to see a Cultural Center that ties to the local businesses and homes
- I think citizens should have easier internet access of information that affects their neighborhood.
- Please utilize empty office space before allowing more, please also allow substantial green space between main roads and any buildings.
- We frequently walk there to shop and just to walk. We'd like to see a theater and more diverse shopping. Would consider moving there when we eventually downsize. Need more affordable dwelling units for people of all ages.
- Quality grocery stores, businesses, family activities
- I have lived in Gresham for almost 25 years and I can say boring strip malls with big company names are the norm in Gresham. Can you please allow local companies to move in! I try and shop at Natural Grocers, a N.W. company, as much as possible because they are the only large organic company willing to take a chance on us. As the forth largest city in Oregon and considering our largest registered voter party is democrats, we need some choices to reflect our liberal status.
- Vibrancy, active and passive activities. Community food hall like Sunnyside food carts. Indoor recreation opportunities day and evening Movie, wine and dinner restaurant Funky fun restaurants Celebrate our diverse community
- I would like to see improvements to the bus lane for CAL, improved natural areas for recreational use, and a food cart pod similar to the one in Happy Valley. Thank you for your consideration.
- Please do not add residential units in here without parking specific to the facility. No parking for multifamily projects just chokes an area up. It has become a problem in other areas.

- NO BUILDINGS TALLER THAN 3 STORIES. Better traffic flow. Fill the vacant buildings before building new ones! No more apartments, Gresham has MORE THAN it's share of high density apartments. That just screws the property tax base for all other tax payers!!
- No buildings over 3 stories! Even 3 stories is too much.
- Walking access to the MAX stations is very important. Big apartment complexes, gated and locked are barriers. A comprehensive grocery store that is not high end. Area needs to cooperate with other neighborhoods to support the whole area.
- I like the variety of smaller stores; but North by On Point and Cal and the Max Train area, parking is bad, buses impede the flow of traffic, students do not have enough parking options nor does the 1700 building. If residential buildings are built, they must be designed with enough parking for themselves and guests + parking spaces for the shoppers.
- Very clear sight lines of oncoming traffic for cars heading south on Wallula (the hill) or turning onto Division --- probably means reducing on-street parking on Division. Do something with the KMart site -- all that land is going to waste.
- I would like to have affordable housing, rentals,condominiums, and single family homes in the civic area. Also improve traffic flow.
- Please remove the eye soar of Kmart. That whole area looks terrible and it is one of the first things you see when you come in to Gresham. It doesn't paint a very nice picture for people who are new to the area or are visiting.
- Work at keeping it safe for drivers and people who aren't driving. Improving the right hand turn at intersections would be good, I've almost been hit multiple times by drivers not looking right when they want to turn right. I've also been nearly hit by drivers running the light while turning left. There shouldn't be such close calls. While drivers hold the ultimate responsibility, is there anything that can be done to encourage paying better attention to others who are in the area and not protected by an automobile?
- There needs to be more meaningful things there to attract people. NOT MAX, NOT SHOPPING
- We need a park and or plaza to unify the community. The vacant lots along Civic Drive could be used for infill development and mixed income housing. Significantly more trees alongside the road would improve its appeal. The monstrous and mostly empty Kmart parking lot continues to look like a wasteland and an eyesore.
- It's a lovely start to a very convenient shopping area, let's keep making it better! Thanks!
- There isn't enough parking for the CAL, MHCC, or MEWA students along Civic Drive. There isn't a decent gas station in the area. Stores keep closing or have been empty for extended periods of time. Get rid of Kmart and put a grocery store and other restaurants there.
- Move City Hall to historic downtown Gresham and convert the current City Hall to office space. Convert the driveway that currently sits between Gresham City Hall and the Fire/Police department to a road and connect to Civic Drive. Sell the city parking

lot to allow to become office space and/or residential. Punch Norman Street, north/south to cross the MAX tracks.

- It was a design disaster from the beginning, nothing to connect business to each other, a sea of concrete and non-descript buildings with terrible parking arrangements. Most people drive from place to place. Hope you have new planners and better design standards. Just another ugly suburban strip mall. Very uninviting with nothing to draw or keep people there. Would be nice to have more small local businesses, but not take from Gresham Townfair or Downtown area. Please no more thrift shops.
- Let's use this space to make Gresham a family-friendly town.
- I feel a one-of-a-kind Park with a play area, benches to eat lunch, water features, dog area. Maybe a coffee shop or restaurant in the middle. This could be a nice meeting place for families and or a place for dad and the kids while mom shops or vice versa. If you had an Imagination type area for kids. People from everywhere would come to visit. As everything is getting developed, people need a place to play and get outside and enjoy life.
- Whatever the ultimate use...a priority should be made on making the neighborhood pedestrian-friendly.
- I've lived in Gresham most of my life and would love to see more family-oriented things to do (parks, dining, activities). Maybe even some food carts that blow Happy Valley's out of the water? It would be nice to have something like that near Central Gresham rather than further out towards Portland. Thanks!
- We need more restaurant choices - way too many medical offices in the area.
- Development should be done in a way that it improves the pedestrian environment, creates opportunities for both live and work along with essential services. View corridors and established green spaces should be preserved while still maximizing development opportunities. Structured parking would lessen the parking footprint and leave more area for plazas, parks and other public spaces.
- There is an unfortunate reputation around Portland, that Gresham is a bit of an armpit. That is, it lacks character. In moving here, I can see where this label comes from. I would like to see a more vibrant arts/family/small business/dining district emerge. We hear about Portland restaurants (Gresham has mostly large corporate chains), that Clackamas has the good schools, that Happy Valley is awesome for young families, but we get a big "why?!" when we tell people we have moved to Gresham, and it's unfortunate. More interesting options for eating, living, dining, more well-maintained public spaces (the playground at Main City Park is sad), more public art, more Farmer's Market hallmarks- A COMMUNITY CENTER! Trader Joes would be such a welcomed and affordable addition as far as groceries go. I was SO excited to see Killer Burger taking a chance on Gresham. With Portland housing skyrocketing, Gresham is prime to get slummier, and I hope it surprises everyone and moves in the opposite direction. Safe, growing, for families, welcoming to small business and FOOT TRAFFIC. It's Oregon's 4th largest city, is it not? I've been struck by what it lacks and not by what it has. I enjoy the Civic Neighborhood and I really hope to see it improve even more.
- No buildings taller than 3 stories, lots of green spaces with shade/seating of real quality in the development, not more strip mall stores.



memo portland

to **Brian Martin and Mary Phillips, City of Gresham**

from **Jon Pheanis and Alex Dupey, MIG**

re **Civic Neighborhood Workshop #1 Summary**

date **1/10/2017**

On Thursday, September 29, 2016, the City of Gresham and MIG held the Gresham Civic Neighborhood Vision Workshop to discuss opportunities and challenges facing the neighborhood, and provide insight towards an updated neighborhood vision. This memo summarizes key findings gathered from the workshop, including participant values that will be used and combined with outcomes from other public involvement opportunities including the focus group meetings and survey.

Workshop Overview

The workshop began with a brief presentation on existing conditions in Civic Neighborhood, and images of different designs and ideas from other cities. MIG followed the presentation with an interactive, small group activity that asked participants to identify their envisioned future for Civic Neighborhood.

MIG divided participants into two smaller groups and each group received a large map of the neighborhood, instructions and game pieces representing different types of land uses to place on the map. Included with this memo are more detailed instructions and an activity overview used by the groups, as well as photos showing results of the activity.

Key Findings

The following provides key findings gathered from the workshop, including values that matter most to participants that emerged from the activity. The planning team will use findings from this summary, along with input gathering from the focus group meetings and survey, to inform the vision update.

Opportunities

- Inclusive housing (affordable and accessible) and opportunities to age in place
- Gathering spaces near residential uses, especially for families and kids
- Creating new amenities (parks, plazas, seating, trails, etc) with the addition of new development projects
- Open land that can be used for new buildings or public spaces
- Good commercial visibility from busy streets

- Trees along Walulla are an asset and create a distinct identity along the neighborhood's western edge
- There is ample parking and several public plazas
- There is potential to extend 16th and create an east/west connection through the neighborhood
- Redevelopment of the Kmart site

Challenges

- Not duplicating what is taking place in Downtown Gresham or other regional centers
- Connectivity and transportation circulation
- There are a lack of amenities for pedestrians
- Busy streets and dangerous crossings
- Preserving open spaces from new development, especially the Metro properties
- Understanding the impacts of taller buildings
- Redevelopment of the underdeveloped residential parcel along Walulla
- Difficult access to the vacant parcel at Walulla and Division
- Noise impacts from non-residential uses, including service and delivery vehicles

Values

The following values emerged from the workshop activity.

- **Keeping what's working:** Preserving several existing land uses, including housing along Walulla and in the northwest portion of the neighborhood, as well as the retail uses in Gresham Station.
- **Respect for neighbors:** Understanding the needs of current residents and limiting impacts from future uses and activities.
- **Open land and public space:** Providing places for gathering, playing and observing, including new greenspaces, and existing and expanded tree canopy.
- **Pedestrian-oriented design:** Creating safe and welcoming streets, walkways and trails with access to amenities such as seating, shelter/shade, wayfinding and signage.
- **Connecting different uses:** Making convenient, logical and efficient options for pedestrians, cyclists and motorists within different locations in the Civic Neighborhood and to surrounding destinations.
- **Housing and employment options:** Maintaining and improving more choices for people to live and work within the neighborhood, with different housing types and employment opportunities.
- **Activities and entertainment:** Including a range of different public events and activities within the neighborhood.

- **Civic anchors:** Attracting anchors to the neighborhood, including a grocery store and theater that offer amenities for residents.
- **Right-sized buildings:** Considering nearby residents, adjacent uses, surrounding views and overall scale when locating and designing taller or large-scale buildings.
- **Appropriate uses at the edges:** Placing retail or commercial uses, as well as taller buildings near busy streets or street corners, and residential, mixed uses or public spaces within the interior.
- **Visible and accessible transit:** Leveraging great access to light rail with more convenient housing and improved pedestrian access to transit.
- **A common identity:** Adding more trees, shopping, access to transit and open space to create a common identity for Civic Neighborhood.
- **Smaller-scale parking areas:** Designing pockets of smaller parking areas behind or beside buildings, or within commercial areas and centers of activity.

Gresham Civic Neighborhood: Vision Activity Instructions

Follow along using this sheet once your group is ready to get started.

1. Objectives

The map of Civic Neighborhood is divided into 2" x 2" squares that represent hypothetical spaces for future land uses. Working as a group, place game pieces on the map squares to reflect your preferred development outcomes based on the hypothetical development standards, and:

- Decide future land uses and building types for the Civic Neighborhood: What should stay? What should change?
- Address opportunities and challenges in creating a new vision for the Civic Neighborhood;
- Tell us about your vision for the Civic Neighborhood; and
- Be creative, think big and have fun!

2. Activity Set-Up

- Civic Neighborhood Map
- Multi-colored paper squares (land use squares)
- Black land use bases (to insert land use squares)
- Pencil and Marker

3. Instructions:

1. **Select a facilitator/note taker.** Their role is to ensure compliance with the development regulations and make sure everyone in the group has a chance to share their views. They will also report back to the larger group after the activity.
2. **Read through this instruction sheet with the group.** Make sure everyone knows how to play.
3. **Wait for instructions and prompts.** We'll step through each category as a large group.
4. **Place land use pieces on the map.** Place game pieces on the squares. There are 12 land use options (multi-colored paper squares) as well as an "open" option. Place each square into a plastic base and place on the map as you go, staying within the planning area.
5. **Pencil-in streets and trails.** Use a pencil to draw new streets and trails. Use a double line for streets and a single line for trails. Erase and relocate as needed.
6. **Start identifying centers/corridors of activity (or land use concentrations) and rearrange land uses as needed.** Once you start placing land uses, look for patterns in development and relationships between uses. Does each land use support/compliment adjacent land uses?
7. **Ink-in streets and trails when ready.** There's no turning back now!

Hypothetical Development Standards

- Each land use must have direct access to a public street or trail.
- Each non-public use must be within a 3-square distance from parking.
- Each parking square must be shared by 2 or more uses (symbols). Each parking square can be shared by up to 4 other land uses.
- Use at least four 4-6 story uses anywhere on the map.
- Use at least one mixed-use or residential use next to each MAX station.
- Use “other” squares anywhere.
- Street spacing must be a minimum of 2 squares apart.

Land Use Symbol Legend

Uses	Symbol
Residential	
Residential 2-3 Stories	Yellow square
Residential 4-6 Stories	Tall yellow square
Commercial	
Commercial Single-Tenant	Pink square
Commercial Multi-Tenant	2 pink squares side by side
Office	
Office 2-3 Stories	Purple square
Office 4-6 Stories	Tall purple square
Mixed	
Mixed Use 2-3 Stories	Orange square
Mixed Use 4-6 Stories	Tall orange square
Public	
New Street	Double line (draw on map)
Multi-Use Trail	Single line (draw on map)
Smaller Public Space	Green square
Larger Public Space	2 green squares side by side
Parking	
Smaller Parking	Black square
Larger Parking	2 black squares side by side
Other	
Open	White square (write-in)

Poster 1: What are the biggest challenges and opportunities the Civic Neighborhood Faces?

Results from the interactive display board

GRESHAM CIVIC NEIGHBORHOOD VISION AND DESIGN DISTRICT UPDATE

Q: What are the biggest challenges and opportunities the Civic Neighborhood faces?

Place a blue dot at the location where you see an opportunity and a yellow dot where you see a challenge.

Describe the opportunity on a blue Post-It note and place it on the map or in the space below.

Describe the challenge on a yellow Post-It note and place it on the map or in the space below.

OPPORTUNITIES

CHALLENGES

Poster 2: What is your vision for the Civic Neighborhood?

Results from the interactive display board

GRESHAM CIVIC NEIGHBORHOOD VISION AND DESIGN DISTRICT UPDATE

Q: What is your vision for the Civic Neighborhood?

Place a dot next to your top three answers.

Adding more places for people to work, shop and seek entertainment 3 dots	Providing more choices for people to live 3 dots
Improving bicycle, pedestrian and motorist connections through the neighborhood 3 dots (1 yellow, 2 blue)	Improving the streetscape with features like shade, planters, seating, etc. 4 dots
Adding or improving public spaces, greenspaces, plazas, etc. 5 dots	Improving use of surface parking 0 dots
Improving building design (scale, materials, colors, windows, entrances, etc.) 0 dots	Increasing building heights and allowing for a mix of uses 0 dots
Other (add your idea on a Post-It note)	

Small Group 1: Results of the small group activity (see the instructions sheet for land use game piece legend).



Small Group 2: Results of the small group activity (see the instructions sheet for land use game piece legend).





Civic Neighborhood Vision and Design District Update

Preferences Survey #2 Results

April 4, 2017

Prepared by:



www.migcom.com

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I. Introduction

This summary provides the results of the City of Gresham Civic Neighborhood Preferences Survey. Based on questions posed at the second community workshop for the Civic Neighborhood Vision project, the intent of the Neighborhood Preferences Survey was to test the emerging vision update and identify design preferences for future development in Civic. Most survey questions used photo examples which are included in this summary. A separate document includes open ended responses for questions that offered a write-in option.

Due to the large number of responses, MIG compared results among unique variables to determine different preferences among selected demographic characteristics. The variables included comparisons of different age groups (those 34 and younger with those 35 and older) as well as place of residence (respondents who live in Civic or Downtown with respondents who live elsewhere). In general, nearly all results show commonalities in question responses regardless of these variables. This summary includes observations in noticeable differences where they occurred.

The survey was administered online from November 23, 2016 until January 4, 2017. A total of 993 individuals responded to the open access online survey, including 696 fully completed and 297 partially completed questionnaires. MIG will use results from this survey with other outreach results to inform the design concepts of the Civic Neighborhood Framework Plan.

Percentages

This survey is self-selecting and therefore respondents are not required to respond to each question. In some cases, respondents dropped out of the survey early and some respondents chose to skip individual questions. The percentages calculated in the tables that follow are based on the number of respondents who answered each specific question.

II. Vision Elements

1. More places for working, shopping and entertainment

Answer	Count	Percentage
Very important	281	35.6
Important	334	42.3
Neither important nor unimportant	72	9.1
Not important	39	4.9
Not sure	14	1.8
No answer	49	6.2
Very Important and Important Total	615	77.9



2. Housing opportunities close to transit

Answer	Count	Percentage
Very important	115	14.6
Important	236	29.9
Neither important nor unimportant	150	19.0
Not important	204	25.9
Not sure	25	3.2
No answer	59	7.5
Very Important and Important Total	351	44.5

When comparing respondents that live in Civic or Downtown Gresham with respondents that live elsewhere, a higher percentage of those living in Civic or Downtown feel that housing opportunities close to transit is important/very important (57.5% compared to 45.2%).



3. A unique and authentic district identity

Answer	Count	Percentage
Very important	130	16.5
Important	195	24.7
Neither important nor unimportant	184	23.3
Not important	202	25.6
Not sure	21	2.7
No answer	57	7.2
Very Important and Important Total	325	41.2

When comparing respondents that live in Civic or Downtown Gresham with respondents that live elsewhere, those living in Civic or Downtown felt that a unique and authentic district identify is important/very important (49% compared to 41.7%).



4. Integrated public areas and green spaces

Answer	Count	Percentage
Very important	307	38.9
Important	298	37.8
Neither important nor unimportant	87	11.0
Not important	39	4.9
Not sure	10	1.3
No answer	48	6.1
Very Important and Important Total	605	76.7



5. High quality and thoughtful design

Answer	Count	Percentage
Very important	297	37.6
Important	308	39.0
Neither important nor unimportant	103	13.1
Not important	27	3.4
Not sure	4	.5
No answer	50	6.3
Very Important and Important Total	605	76.7



6. Safe, connected and walkable streets and trails

Answer	Count	Percentage
Very important	454	57.5
Important	244	30.9
Neither important nor unimportant	28	3.6
Not important	12	1.5
Not sure	2	.3
No answer	49	6.2
Very Important and Important Total	698	88.5



7. What other elements are important to your vision of Civic Neighborhood?

Common write-in responses included the following:

- Trader Joes or other grocery options
- Adequate parking
- Park, green spaces and/or outdoor community gathering spaces
- Accessible and family friendly for people of all ages
- Community-oriented with events, activities and other entertainment options
- More dining options
- More small and/or locally owned businesses
- Housing (mixed opposition and support for affordable housing)
- Concerns about safety and homeless populations

The appendix provides the complete list of open-ended responses to this question.

III. Design Preferences - Building Design

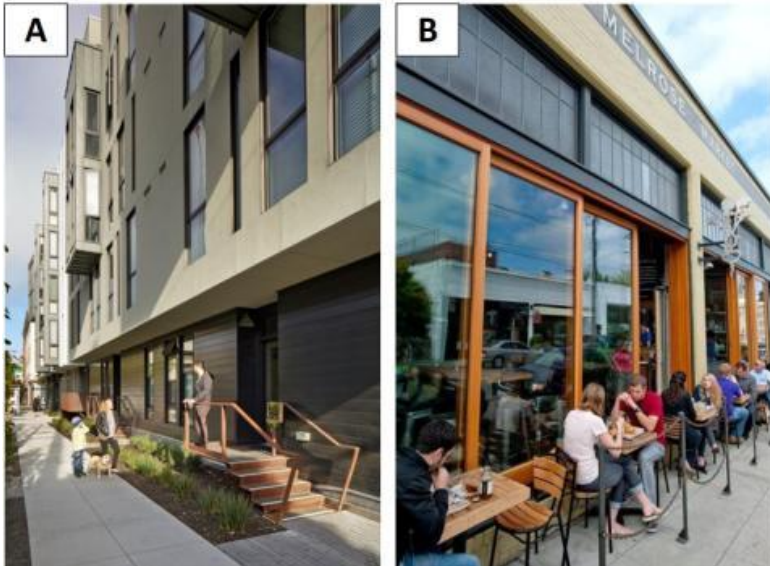
8. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Single-story retail with wide sidewalks and some outdoor seating	203	27.6
B. Multi-story retail with wide sidewalks and more extensive outdoor seating	483	65.6
No answer	50	6.8



9. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. A multi-story residential building	201	27.3
B. A single-story retail/commercial building	455	61.8
No answer	80	10.9



10. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Ground floor parking, offices on upper floors, simple building design	68	9.2
B. Ground floor retail, residences on upper floors, detailed building design	614	83.4
No answer	54	7.3



11. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Ground floor retail, stepped back upper story residential	355	48.2
B. Ground floor retail, articulated upper story residential	285	38.7
No answer	96	13.0



12. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Small scale shopping on the ground floor	440	59.8
B. Stand-alone retail shopping	228	31.0
No answer	68	9.2



13. Which of the following is most important when thinking about future building design in Civic Neighborhood? Select one.

Answer	Count	Percentage
Focusing design around streets and public spaces	189	25.7
Designing for a mixture of uses in a single building	185	25.1
Making ground floors more welcoming for people	148	20.1
Encouraging unique or interesting architecture	71	9.7
Regulating building size and scale	35	4.8
Other	51	6.9
No answer	57	7.7

Some of the most common write-in responses included the following:

- Adequate parking
- Trader Joes or other grocery options
- Affordable housing
- Outdoor seating areas
- Concerns about safety and homeless populations

The appendix provides the complete list of open-ended responses to this question.

IV. Design Preferences - Public Spaces

14. How appropriate are the following types of spaces for Civic Neighborhood - Urban plaza surrounded by shopping

Answer	Count	Percentage
I really like it for Civic Neighborhood	336	47.7
I would consider it for Civic Neighborhood	247	35.0
No way	44	6.2
Not sure	51	7.2
No answer	27	3.8



15. How appropriate are the following types of spaces for Civic Neighborhood - Areas for play and exploration that are integrated with the natural environment

Answer	Count	Percentage
I really like it for Civic Neighborhood	432	61.3
I would consider it for Civic Neighborhood	164	23.3
No way	41	5.8
Not sure	44	6.2
No answer	24	3.4



16. How appropriate are the following types of spaces for Civic Neighborhood - Covered plazas or seating areas for gathering

Answer	Count	Percentage
I really like it for Civic Neighborhood	423	60.0
I would consider it for Civic Neighborhood	191	27.1
No way	29	4.1
Not sure	38	5.4
No answer	24	3.4



17. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Stairs used for connections and informal gathering spaces	38	5.4
B. Steps with landscaping and gathering spaces	635	90.1
No answer	32	4.5



18. Which of the following is most important when thinking about future public spaces in Civic Neighborhood? Select one.

Answer	Count	Percentage
Creating more places for kids and families	283	40.1
Adding more green space and nature	187	26.5
Increasing public art and culture	75	10.6
Adding larger public spaces	36	5.1
Adding smaller public spaces	30	4.3
Other	44	6.2
No answer	50	7.1

Common write-in responses included the following:

- Accessible and family friendly for people of all ages
- Integrated green spaces
- Concerns about safety and homeless populations

The appendix provides the complete list of open-ended responses to this question.

V. Design Preferences - Streets and Trails

19. How appropriate are the following types of improvements for Civic Neighborhood - Dedicated bike lanes along busy streets (such as Division, Burnside, Eastman and Wallula)

Answer	Count	Percentage
I really like it for Civic Neighborhood	235	34.3
I would consider it for Civic Neighborhood	215	31.3
No way	133	19.4
Not sure	69	10.1
No answer	34	5.0



20. How appropriate are the following types of improvements for Civic Neighborhood - Separated lanes for each mode of travel (walking, biking, driving)

Answer	Count	Percentage
I really like it for Civic Neighborhood	361	52.6
I would consider it for Civic Neighborhood	179	26.1
No way	60	8.8
Not sure	57	8.3
No answer	29	4.2



21. How appropriate are the following types of improvements for Civic Neighborhood - Pedestrian crossings with wide landscaped medians

Answer	Count	Percentage
I really like it for Civic Neighborhood	336	49.0
I would consider it for Civic Neighborhood	210	30.6
No way	59	8.6
Not sure	56	8.2
No answer	25	3.6



22. How appropriate are the following types of improvements for Civic Neighborhood - Wide sidewalks that also manage stormwater runoff

Answer	Count	Percentage
I really like it for Civic Neighborhood	454	66.2
I would consider it for Civic Neighborhood	171	24.9
No way	13	1.9
Not sure	14	2.0
No answer	34	5.0



23. How appropriate are the following types of improvements for Civic Neighborhood - Off-street trails for walking and biking

Answer	Count	Percentage
I really like it for Civic Neighborhood	391	57.0
I would consider it for Civic Neighborhood	177	25.8
No way	43	6.3
Not sure	43	6.3
No answer	32	4.7



24. How appropriate are the following types of improvements for Civic Neighborhood - Streets that can be temporarily closed to motorists for special events

Answer	Count	Percentage
I really like it for Civic Neighborhood	341	49.7
I would consider it for Civic Neighborhood	209	30.5
No way	67	9.8
Not sure	42	6.1
No answer	27	3.9



25. Which of the following is most important when thinking about future streets and trails in Civic Neighborhood? Select one.

Answer	Count	Percentage
Creating separate spaces on streets for different modes (motorists, bikes and pedestrians)	196	28.6
Adding more landscaping, signage and amenities	159	23.2
Improving street crossings and connections	154	22.5
Adding more off-street trails	57	8.3
Slowing traffic	30	4.4
Other	36	5.3
No answer	54	7.9

Common write-in responses included the following:

- Need for improved traffic flow
- Desire for safety improvements
- Concerns about homeless populations

The appendix provides the complete list of open-ended responses to this question.

VI. Off-Street Parking

26. How appropriate are the following types of spaces for Civic Neighborhood - Landscaped pedestrian connections through parking areas

Answer	Count	Percentage
I really like it for Civic Neighborhood	279	41.5
I would consider it for Civic Neighborhood	250	37.2
No way	41	6.1
Not sure	64	9.5
No answer	38	5.7



27. How appropriate are the following types of spaces for Civic Neighborhood - Parking area landscaping that manages stormwater runoff

Answer	Count	Percentage
I really like it for Civic Neighborhood	364	54.2
I would consider it for Civic Neighborhood	217	32.3
No way	19	2.8
Not sure	37	5.5
No answer	35	5.2



28. How appropriate are the following types of spaces for Civic Neighborhood - Smaller parking areas located behind or beside buildings

Answer	Count	Percentage
I really like it for Civic Neighborhood	140	20.8
I would consider it for Civic Neighborhood	231	34.4
No way	126	18.8
Not sure	139	20.7
No answer	36	5.4



29. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. On-street bicycle parking	78	11.6
B. Off-street bicycle parking	511	76.0
No answer	83	12.4



VII. District Identity

30. How appropriate are the following types of installations for Civic Neighborhood - Navigational signage

Answer	Count	Percentage
I really like it for Civic Neighborhood	309	46.3
I would consider it for Civic Neighborhood	238	35.6
No way	38	5.7
Not sure	52	7.8
No answer	31	4.6



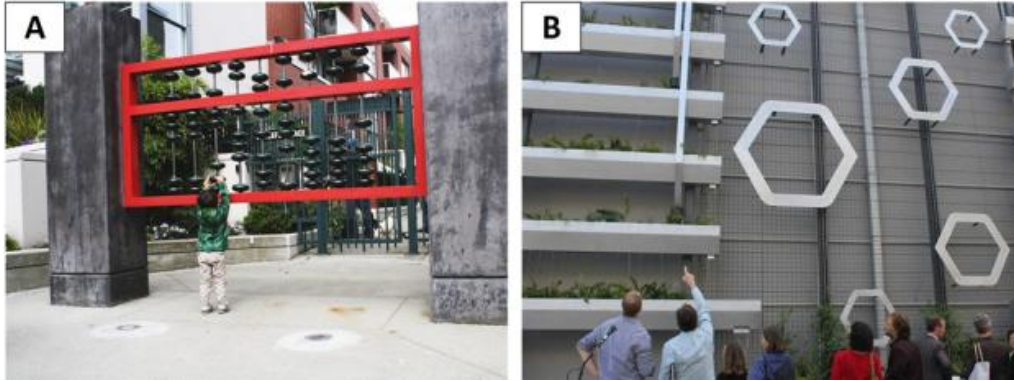
31. How appropriate are the following types of installations for Civic Neighborhood - Temporary art installations

Answer	Count	Percentage
I really like it for Civic Neighborhood	231	34.6
I would consider it for Civic Neighborhood	224	33.53
No way	90	13.5
Not sure	95	14.2
No answer	28	4.2



32. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Permanent, interactive art features	403	60.3
B. Permanent, non-interactive art features	160	24.0
No answer	105	15.7



33. Which do you prefer for Civic Neighborhood?

Answer	Count	Percentage
A. Building and sidewalk designs used to create a 'gateway' and convey to visitors they're entering a distinctive neighborhood	394	59.0
B. Building and sidewalk designs used to create a 'gateway' and convey to visitors they're entering a distinctive neighborhood	67	10.0
C. Building and sidewalk designs used to create a 'gateway' and convey to visitors they're entering a distinctive neighborhood	135	20.2
No answer	72	10.8



VIII. Demographics

34. Where do you live?

Answer	Count	Percentage
I live in Civic Neighborhood in Gresham	97	14.7
I live in downtown Gresham	42	6.4
I live in another part of Gresham	423	64.3
I live outside of Gresham	83	12.6
No answer	13	2.0

35. What is your age?

Answer	Count	Percentage
Under 18	3	0.5
18-24	50	7.6
25-34	148	22.5
35-44	183	27.8
45-54	111	16.9
55-64	92	14.0
65-74	47	7.1
75+	10	1.5
No answer	14	2.1

36. What is your gender?

Answer	Count	Percentage
Female	511	77.7
Male	121	18.4
No answer	26	4.0

37. Do you have children living with you?

Answer	Count	Percentage
Yes	360	54.7
No	261	39.7
No answer	37	5.6

38. How do you identify yourself? Choose all that apply.

Answer	Count	Percentage
American Indian or Alaskan Native	19	2.9
Asian, Asian Indian or Pacific Islander	17	2.6
Black or African American	4	.6
Hispanic/ Latino	29	4.4
White/ Caucasian	550	83.6
Biracial/multiracial	12	1.8
Prefer not to answer	45	6.8
Other	14	2.1

Design Preferences Survey Appendix: Open-Ended Responses

The following provides unedited responses to the open-ended survey questions. Any personal or confidential information has been removed.

7. What other elements are important to your vision of Civic Neighborhood?

- Would be wonderful to have a nice park! How about that Metro spot, right across Civic Drive from Big Town Hero?
- Easy street access, parking
- All or most areas handicapped assable. Food store available by foot.
- Adequate parking (especially handicapped).
- A dog park with shade & seating for the humans. Check out Lynchwood off of Division. No bark dust, it attracts fleas, playground Fred's would be great!
- Since this is in the heart of Gresham (City Hall, major shopping, 2 MAX stops), it's important that the center maintains/increases its profile as a high-end district. We need to fight back against Portland trying to use us as "dumping ground" where they push Multnomah County's "affordable" projects
- Educational
- Benches/sitting & gathering spaces.
- Speed enforcement in the neighbor hoods, less dense housing, quality apartments with parking for cars two per unit with guest parking. Get the cars off the streets around the apartments because not enough parking for everyone in the apartments. Enforce the clean up of the Spring Water Trial area.
- Don't allow shabby buildings or lax buffering in areas facing MAX tracks.
- Keep existing trees. Plant more trees in small pocket parks. Provide bike locking stations to encourage walking and biking to destinations from the MAX.
- Public safety and quality of life and moratorium on apartments with emphasis on homeownership and resident involvement in neighborhood civic affairs.
- Better street access in area around Burnside. (through street just east of On Point CCU through to the K-Mart area.)
- All new buildings need to have better parking plans to accommodate increased traffic. I like having offices and dwellings above street level businesses. Parking behind or underneath buildings. Buses should not go down Main Street. It is too narrow.
- #4 definitely ties in with #6. It's no use having "green space" and "public areas" if one doesn't feel safe in them.
- A strong civic neighborhood has a decent dog park with large dog and small dog areas with an all weather (not necessarily grass) surface. This is missing for large city. The dog park in Palm Springs (a much smaller city than Gresham) is a great model. Thank you.
- Plenty of parking spaces

- More single family homes built. Less apartments built.
- Balance
- we need a park where our children can play and a grocery store that is not very expensive that has food real food like meat not like Kmart thank you
- Arts and Culture
- Parking areas that are easy to access and parking spaces large enough for the enormous vehicles many East County folks seem to require. Gresham Station has some of the least user-friendly parking in the county.
- Medium-density mixed-income housing, mixed-use zones, a library-like tool-share program
- Durability of elements, sustainability and use of green materials..
- There should be affordable housing included in the plan, perhaps in partnership with Habitat For Humanity.
- Consider incentives for green roofs (turf, plants, etc.) to offset heat generating parking lots and hard surfaces. Vancouver BC does this. Gresham could be a leader in this for the region. Also, avoid creating dead zone barriers such as behind Best Buy or behind the Gresham Fair Center, which sep
- Turn the K Mart site into something useful/attractive --- the present site is an eyesore & such a waste of a large parcel of land. Housing should be medium to high-income, not subsidized or low income. Street design to discourage speeding/running stop signs, especially in the LA Fitness area.
- Unique and visually pleasing.
- Any thing that makes it easier to park a car closer to the business. Parking now is horrible, especially if you have a disability.
- Anything to be built needs to be maintainable from both a visual/upkeep perspective and a safety perspective. Trails that are unsafe for kids to walk on due to criminal activity harm the area. Please keep this in mind when creating walkways.
- Trader Joes!!!!
- Affordable housing
- Make it accessible for low income community members. Stop gentrification.
- Please no more apartments, condos, row homes or low income housing! Gresham has enough of that!!! We want quality restaurants and shopping!!
- Family friendly activities and entertainment, they are lacking in Gresham in general.
- Thoughtful traffic considerations. This area has much shopper traffic, emergency vehicles, buses, light rail and pedestrians in a very condensed area.
- Whatever is created, there should be enough parking for everyone that will be there. We can't assume that everyone will use transit to get there, shop there and live there.
- Establish pollinator habitat corridors to create connected nectar and pollen trails for all of our pollinators. This is an easy way to integrate more nature into the city and

enhance the visual appeal and livability. Bee City USA certification should also be pursued.

- If adding housing, rather than "low income housing", we should look to add "high income housing". High income earners that can really boost the profile of Gresham and purchase more. They too can use MAX to commute to work each day which will add a different view of the people who use it.
- Restaurants
- A community center would of been nice but that was shot down. I like the look of Gresham station maybe something like that with an area to sit relax maybe listen to music
- I would like to see more that catered to families (such as Carters) and healthy lifestyles (trader joes/new seasons/even a sitting area with some play structures).
- Cohesive plan that balances housing, business, and public access. Walkable. Mixing all these elements together in a way that encourages walking and discourages the need for big parking lots with lots of cars. Outdoor spaces and evening destination places. Public gathering spot or event space.
- Trader Joe's
- We need active development serving public needs! For example, we are severely under-represented by grocers! We have lost so many in the last decade or so and have not seen much revitalization for public needs of this sort.
- Gresham would be very supportive of a Trader Joe's!!
- I don't care about more shopping. We have plenty of that and are close enough to 2 major malls. However, a family friendly venue (something with affordable, good quality food and craft beer/wine that also has something to entertain kids) such as the food carts in happy valley would be so cool.
- A police presence.
- I would love to see a grocery store in the area. My kids and I walk a lot and if I need one thing from the store it would be nice to be able to walk to the store to get it
- A park, with a water feature for summer, and an outdoor amphitheater design for music, events, etc. The topography lends itself beautifully for such an application in the southwest corner. Also, a grocery store. The safeways are equidistant. Non walkable cities lag behind in creating community.
- Sustainability is most important. Sustainable in all senses of the word - community, resources, food, economic. Would love to see safe parks, small businesses and community space.
- It would be great to have a space where you can hear music, shop, have events etc..
- Reduce the number "cookie cutter" outdoor shopping malls. Centralize shopping, entertainment and services into districts. Develop staple/signature businesses. Bring in large business employment opportunities. Expand a unique look and feel of the core downtown area.

- More healthy companies. Yoga, health food, healthy restaurants etc. Bike rentals, small library...
- Safe places to be active and affordable all year around for families is important to our neighborhood. This would include improvement to Main City park too--the things available for families to play on are extremely old; this should be a safe and fun place for families to hang out in.
- Parks, Great street views and sidewalks (more vegetation, trees, flowers ect). Park events. Possibly a Gresham mall. Community gardens.
- Upscale yet affordable shopping. Higher end hotel and grocery shopping, such as New Seasons or Trader Joe's. Movie theatre. Nicer restaurants, such as PF Changes, Claim Jumper, nice steak house, brewery. BridgePort Village for example. Food court area like the one on Sunnyside in Clackamas.
- Community gathering space indoor and outdoorAmphitheater type of space
- Safe, lots of evening lighting. Unique designs, kid friendly business
- Family friendly, inexpensive
- More healthy yet quick places to eat. Noodles and company, a soup place. Home decor too like home goods. Clothing like American eagle and pink
- Areas for children to play, smaller, more local stores
- Trader Joe's in some kind of food market Trader Joes
- Parks for families with children
- Stop building stuff. Gresham is too crowded as it is. Traffic sucks. All this new development is killing downtown...again. Downtown died in the late 70's/early 80's. Don't let it happen again.
- Safe green space for walking, children to play, or park like mixed in.
- We need more Good sit down restaurants and shops with updated and beautiful design and layout
- We need better restaurants. Places like Sweet Tomato, Ruby Tuesday, Cracker Barrel etc. current places have worn out their service, need something new and inviting.
- Positive activities for youth and families. Affordable options for entertainment. Places with sense of community. Need a community rec center!
- This area could use a grocery store. Also, ensuring enough parking is available for neighboring businesses is very important!
- More food versatility. Stores that offer cheaper items. Everything there is a little more high end
- Trader Joe's
- No more dentist offices or mattress stores!
- A park with natural setting. Not so much a playground setting but rather one to walk, sit and read, feed or watch birds. A setting with a nice sized pond.

- More restaurants and a grocery store like Trader Joe's
- More entertainment, activities for children/ youth in our community. It is what Gresham lacks and is a detriment to our society.
- Affordable housing! We are in a crisis!
- Opportunities for gatherings and community participation.
- We would love to see a Sweet Tomatoes and Trader Joe's here. I know, the TJs has been brought up a million times but still....Also, would love to see less cannabis influence and more family-focused areas.
- A new Border ' s book store.A recreational place for kids and teens.A large Mexican food restaurant.
- A community center!!
- Please, please, please bring in a Barnes & Noble store. When Borders left Gresham, it was a huge loss for those of us who are entertained by books. The library just doesn't cut it for me since I'd rather purchase new books! I have to drive so far to get to the nearest BN. Thanks for considering!
- Let the developers decide they are the ones paying for it. Less regulations so its affordable to develop.
- We need a Trader Joe's.
- It would be nice if there was a well maintained fenced dog area. We often run out of places to take our dog come wintertime. A place where she can run and play fetch, as we live in an apartment and she cannot do so indoors.
- Grocery store. Trader Joe's, winco. Something like that. Or a park that isn't filled with homeless and transients.
- We need a green space. Expand the community garden, but we definitely need a park in the Civic Neighborhood, not just a manicured lawn but a wild life corridor, green space. I'd also like to see us attract more local small box retailers. A book store, coffee shops...NO MORE BIG BOX RETAILERS!
- We need community spaces for people to be able to gather that don't necessarily correspond to buying products. I would love to see a community center, affordable housing for families, and more parks/trails.
- PLEASE bring a Trader Joe's to Gresham!!!! It's such a hassle to have to drive either all the way to the Hollywood district or all the way out by Clackamas Town Center. Gresham NEEDS a Trader Joe's!
- Bike friendly
- Trader Joe's
- Affordable SAFE living. I have lived in gresham/East County majority of my life. I love it but can't afford it. I have an education and decent job the Adventist Health. If I want to live with out roommate I would have to live in areas that are high crime.

- Keep the area open. Please don't put in a lot of art that doesn't fit the area. More space to spend with a family. People will spend more if it's a place to come, not just a shopping area to run in and out of. Please keep enough parking also.
- A centrally located community center. Having a Trader Joe's store would be nice too. A dog park would be nice. Encouraging independent restaurants to open, non franchise.
- Affordable housing based on income.
- Please, please bring in some high quality restaurants and shopping!!! Trader Joe's, New Seasons or Whole Foods. We need something similar to shopping areas in Beaverton and Hillsboro and Bridgeport. We have GOT to raise the quality of entertainment options out here!!! Please!!
- Opportunities for more cultural engagement and more sources of education for youth.
- Bring in unique restaurants and shopping
- Inclusion of high end vegan, and/or at least good vegan option restaurants.
- Less homeless people
- An actual walkable mall. It's rare that my family goes to Gresham station due to the poor layout and design. It's not convenient to shop there.
- A variety of shops for a variety of needs and price ranges. I'd love to be able to do my "mall shopping" in Gresham rather than Clackamas.
- Downtown Gresham on Mainstreet is very nice but it seems like there is not a diversity of businesses and some of the same restaurants have the same food. It would be nice to have more diversity and something to make business want to stay. That type of area to be able to walk.
- A upscale restaurant and a new department store for better shopping
- Security !
- gathering for cultural performances - concerts, talks, dance, plays
- Don't add elements like picture 4 if they cannot be maintained properly.
- Opportunities for local businesses, such as small affordable spaces concentrated in one area (mini mall) for artisans, second-hand shops, etc.
- Better bicycle access!
- We need more name brand stores and restaurants. Nike or under armor. big names
- I would like to see businesses that bring high paying jobs to the city. This will greatly impact the people & economy of Gresham. I want my community to feel welcoming & safe. I don't feel that now. I have lived here for 29 years. I feel less and less safe each year. Let's build a strong economy!
- I would like to see more restrants and entertainment for kids such as a waterslide or playground.
- Something besides used goods, charity shops, marijuana stores, and chain food

- I would love to see some unique chains and stores such as local small businesses, Cracker Barrel Restaurant, Gordmans store, etc. Something that isn't just a closer version of everything we have in Portland, Sandy, etc.
- Very important would be policing of new, especially covered or somewhat secluded areas, for homeless camps, drug use and other illegal activity. Safety is top priority over green space, art, shopping, etc.
- No kmart. A new buisness
- More entertainment/restaurants like Dave & Busters, Big Al's or Cinatopia
- Safety. Buisnesses (local)that are aware of our community and give back and impact it in positive ways.
- nice looking like gresham station) strip mall where Kmart is located with entertainment venues. getting rid of Kmart and that building is number 1
- A gathering hall for public events would be really awesome!
- Bring in high end food. We need better restaurants and food stores.
- A park. A small market that you can walk to.
- Great places for Children to be, good shopping, & places for the family and animals to be.
- Affordable housing that is not only walkable to public transit, but to a grocery store.
- Open places that discourage drug users & other illegal activities
- Community center or some kind of public activity facility
- Indoor play area for kids would be great for when the weather is bad.
- Gresham, it is time for an at least 3 acre off leash dog park that is fully fenced. That pitiful thing at main city park is just that, pitiful. But alas, I know you won't do it because it won't make the city any money.
- A park for children to safely play.
- A safe place where citizens can be comfortable going.Upscale areas to improve our community and attract working class people.Areas that are unique and more trendy vs strip malls and chain stores you can find anywhere.
- More delicious food places.
- Increased quality of stores, quality of people drawn to the area. SAFETY AND SECURITY.
- More family entertainment venues and quality restaurants (not more pizza, burger joints, fast food, bars, etc) would be wonderful! More specialty restaurants like Trader Joe's would also be lovely.
- Homeless shelters, and services for those in need. Training programs, healthcare, and nutritious meals for those in need.
- Area for public to gather & host public & holiday events, where families could play and citizens could interact in peaceful ways (maybe even a playground or park area)

- A vision that will attract high wage earning families to live and work in Gresham
- Fixing all the potholes and lower speed bumps!
- Jamba Juice... chick fil a... hot topic...more places to eat and shop.
- A park
- It should be a safe environment with ample parking but not taking away from the beautiful scenery and area.
- Community areas that are safe and well lit. AND with public bathrooms. I am SHOCKED that Main City park (as well as other parks in Gresham) do NOT have bathrooms available. :(
- More shopping choices.... Trader Joe's... Hot Topic...other options so we don't have to leave Gresham to shop
- No more shoperes or homes. Greshams has too many people and too many stores. Give us a community space to share and enjoy with green land, gardening, paths to walk
- More security would be nice, I constantly see drug use behind the buildings and in the parking lots a lot more than I see police or security
- We need a major grocery store!
- Well lit areas. Places for children and family's. An events area or farmers market area.
- A good family restaurant..We only have Heidis
- Entertainment
- Spaces designed by and for Gresham's diverse ethnic pop., which could differentiate it substantially from Portland where everything is duplicating rich, white, yuppy, hipster trends. Also, places where people are welcome to rest, to hangout, to come together without having to spend money.
- I would love to see a Trader Joe's in this area.
- would like to see a movie theater in or near gresham,liket the hood but first run would be nice in one of the shopping centers
- Consistency between buildings/structures/signage. Fewer discount retailers and more unique options. Fewer homeless and drug addicts walking around pushing carts, peeing on the streets, etc.
- Something needs to be done about rising crime in the area. Stolen cars, fights, robberies have us thinking of moving out of Gresham.
- I would like to see another kids clothing store. Since children Palace went out
- Community use space
- Local businesses and restaurants, rather than chains. A bookstore!!
- Kid friendly spaces. Playgrounds. Dog parks. Trails and sidewalks.
- Accessibility. Decent restaurants.
- Groceries- trader Joes, Home Goods- more high end...

- Would love more restaurants, a book store. A community center would also be great.
- Policing, safety from vagrants, less crime, good schools, safe parks.
- Hobby shops would be nice.
- NOT having any more Pizza, Mattress, or Auto Suppy places saturate our city. I would love to keep my money in our city and I don't have an exact answer but the three above mentioned retail places are definitely over abundant.
- I don't want to see apartments right off of light rail attracting the wrong crowd. I would like to see vacant businesses be used before building new, or torn down.
- Groceries...Costco & Trader Joe's
- Family friendly areas, with such dense housing our children needs a park, playground or area with trees and places to run or just "be" outside.
- Get rid of the different colored spike thing. Makes Gresham look trashy.
- A dog park, and plenty of pedestrian friendly zones!!
- Green space! Integrated living, work and shopping areas. Good locally owned restaurants. Public art. Free parking.
- Grocery storesTrader Joe's, new seasons
- A larger better dog park
- Incentives for local business to occupy these spaces over chains.
- Services, like automotive repair. When people are having their vehicle serviced it compliments neighboring businesses. These people love to go shopping or have lunch or coffee nearby. A mix of types of businesses helps each of the other types!
- Nice area for family to hang out and shop/eat
- Community center for families, activities for kids.
- Better streets with more parking areas:)
- Shopping and nice places to eat all with a nice atmosphere to walk around in.
- I've recently moved frm
- Good places to eat, shop and park! Safety needs to be a priority, it won't be successful with the homeless and drug addicts everywhere.
- We need to tackle the homeless problem.
- A bigger chain store such as JCPenneys
- Safety, cost of living
- Is there any way we can attract better food into the area? What about a food cart village? It would be a way to get healthier, tastier food options into our area but with lower prices. The restaurant quality is sorely lacking in this area. A Trader Joe's would also be amazing.
- Safe places for the children of the neighborhood, parks and play structures for public use.

- Better traffic detours and safe crosswalks.
- Increased lighting and police presence to keep out the bad element. As well as attempting to bring a Hobby Lobby into the Gresham area.
- Places to gather. Culture. Community. More modern. Up to date. Unique small businesses similar to portland's model. Less big box stores.
- Community center with access to pool.
- Bring some condo's and townhomes into the neighborhood. We already have enough apartments in that area.
- Eliminating food deserts.
- The Dead End by CAL (Center for Advanced Learning) needs to be opened as a connection to Kmart parking lot if infact Kmart is apart of the "Civic Neighborhood". It's annoying to have to exit to Burnside when there's been an obvious way to get there easier.
- Would like to see more after hours activities. Too much shuts down in the very early evening.
- Playground for kids to take a break when shopping? Or a fountain to sit by?
- Housing above new commercial development with affordable housing to keep families from being displaced or homeless.
- more mix of business and residential, near by public transportation; more low-income housing
- Good traffic flow for cars. Efficient traffic signals such as flashing yellow arrows for left turns. Driveways away from major intersections.
- Grocery store, movie theater, bakery
- More places for little kid activity
- I would like to see more restaurants and shops that reflect our community rather than giant corporations. Small ethnic restaurants and public spaces that are safe and walkable. Rather than putting in another Applebee's type place, it would be great to reflect our diverse community in our food.
- We dont need anymore buildings, theres enough setting unused and we really don't need any more low income housing. We need more green space and more Police.
- More green spaces, parks with shelter (like sunset park), splash pads. Even just green corridors for respite within a shopping area that's well landscaped. More natural/ healthy grocers. New seasons or Trader Joe's.
- Space for kids and teens integrated into the plan.
- Clean, safe, beautiful, easy access, classy.
- I've been homeless in Portland and Gresham but I've lived in this area now for 5 almost 6 years in the area with no bus transportation disabled and cannot afford cab rides everywhere I need to go 242nd and Hogan Roberts Drive it really sucks out here good luck God bless concerned citize

- Keeping with a hometown look and feel. Looking inviting and family friendly. OR go totally in the opposite direction with ultra modern high tech appearance
- The design and integration needs to be a balance and blend of business, housing, and entertainment to function. In order for businesses to flourish, they need the people to live near them. Gresham also needs to have high quality entertainment and urban redevelopment as seen on Inner Division.
- Do something about the homeless! I am ready to move out of the city because I don't feel safe walking or biking anywhere in Gresham anymore.
- Bring a Burlington to our area!!
- Safe clean area for all....
- I would like to see a Trader Joes or similar store, a larger On Point Community Credit Union, an activity center for youth, and retail spaces that cater to our youth, perhaps a movie theater.
- More playgrounds, dog parks (PLEASE DOG PARKS!), and community gathering areas
- No gang activity and no homeless population as this will make others feel safe, reduce theft, damage, and give a better overall look to the area.
- Integrating housing and shops so area is not a dead spot at night
- To have it become a destination type of feel where you could spend a day shopping eating ect. That the appeal would create a place that people would come from outlying areas to spend the day. I remember the old Lloyd center had that appeal.
- Family friendly and affordable housing opportunities
- Along with the unique and authentic identity, include culturally diverse shops, restaurants, etc., to reflect the growing diversity of Gresham.
- Better security.
- less high density housing More high quality jobs
- Safety! Traffic control! Give tickets to speeding and aggressive drivers. Educate pedestrians to not walk in front of moving cars even in a flashing crosswalk! Keep campers out of public parks. Keep campers out of strip malls and stop public begging.
- A community center!!!!
- Less trash! I can't go anywhere without seeing some sort of drug related litter or beer cans or something. It's sick and it's not safe for our children.
- Walking around downtown Gresham has a feeling of a small community with friendly neighbors. We feel safe most of the time, some times not so much with the homeless at the parks. It would be nice to have some one patrol the areas around the parks and especially the bathrooms. They are gross.
- A place where you feel safe, where it's affordable to the common population, a place to enjoy with Family and Friends.
- Safety.
- I would like to see a bookstore like Powell's books or Barnes and Noble to be included.

- Entertainment type businesses that can host community events such as birthday party's or company parties. Places like a rock climbing gym, G6, or something similar to Wippersnappers in Sandy. I would also like to see all locally owned restaurants instead of chain restaurants which we currently have.
- Outdoor(covered...or at least glass so people can enjoy outside during rain) areas, fun stores, younger (but not immature) type places, maybe a jcpennys, more thought out parking lots/roads, more "portland" looking (woods, earth tones, rocks, water features) and BETTER SECURITY(controlling the bad)
- The active inclusion of low income and minority communities. Affordable housing and inclusion of locally owned business.
- Restaurants that also include many Gluten Free menu items available and prepared without cross contamination. There are not enough SAFE options for those people with Celiac Disease to dine out in the Gresham area.
- Entertainment, bakeries, hotels, family activities
- A large coffee shop, organic foods
- Safe and clean. Too many areas in Gresham have become unsafe and over ran by homeless. It would be nice to have areas where you weren't scared to take your children after dark for fear of being stopped or that they would witness something such as drugs or drunks.
- A community center would be awesome! YMCA. Indoor swimming pool open year round for families. Indoor field for sports would be great for rainy NW
- Bulldoze KMart and put in a Costco.
- Lots of parking, clean areas that are visually appealing , unique shops
- Walkable, greenspaces and benches desirable. Consideration of visibility and safety for pedestrians at night. Better public transit access with rain shelter.
- More places for kids to play similar to Omsi, Children's museum, Wipper Snappers and Gym Stars!!!
- A unified architectural look or theme for our buildings. We need to make sure that we take care of our homeless people without allowing them to overrun our open spaces. It is frightening in many spots in Gresham because of this problem. I realize that there isn't a fast or easy solution.
- Clean, elegant, and bringing in stores that Gresham currently doesn't have would be great! There are parts of the Gresham area that are the up and coming areas for younger families!
- I think a great model would be Orenco station very nice and clean a place where people like to spend their money.
- We need a large grocery store there. A Safeway, Fred Meyer, or Winco would be ideal. (Please don't have another Walmart in Gresham.) Walkability is crucial.
- Fill up the empty bldgs around Gresham before letting new ones be built. IE. mod pizza and killer burger. Get some more empty bldgs filled up. Old Chicago restaurant

bldg. The old Nordstrom bldg sat empty for over 10 yrs. Fill up the buildings that are empty spend the money there 1st.

- Safety is first. Family stores and activities are great. We love the water fountain. Activities and events for all ages and abilities and incomes. Maybe family theatrical plays like NW Children's theater.
- Easy access to the businesses, available parking. Something that doesn't take away from the unique experience created in downtown Gresham on Main Street.
- Small business rather than big chain stores.
- A Sports Stadium similar to Hillsboro stadium. Incorporating shops and restaurants. Buy out the Kmart property.
- Openness as to not attract homeless...and signs where homeless can seek help in the area posted.
- Community Center
- Trader Joe!! I would also like to see more opportunities for decent dining establishments such as Local Cow and Happy Hour. I would rather stay local for a night out with family/friends. Bring in a Brew Pup! Look at Woodstalk neighborhood and it's growth over last 5 years.
- Well lit, maintaining current infrastructure capacity. No more apartments built.
- Housing close to transit, green space and more healthy/affordable grocery options please!
- Keep this area upscale. Whenever I have friends visit from Portland, they are always "surprised" at what a nice neighborhood this is. All they hear about on the news is crime and conflict in Rockwood. While that's changing for the better, it's great to be able to say there is already more to Gresham.
- Some good grocery stores like Trader Joes, a drug store too. Also the KMart parking lot is so huge, perhaps they should put in a movie theater.
- A center that attracts visitors from outside Gresham daily.
- Grocery store, theater to extend hours of activity
- 3 story or more rock climbing gym. REI, ADDIAS, NIKE retail stores. Remodel for open/covered/outdoor market and entertainment and seating. Pikes Market atmosphere for vendors?
- safe area
- businesses and food options that come from people living in the area, not national chains. Community gardening opportunities Opportunities for local economic growth and support Social services easily accessed Affordable housing for families and individuals
- Open minds, let the people applying for businesses there determine what the neighborhood becomes.
- A more park like setting - more visually attractive

- Access to MAX
- Questions too broad. Yes on housing but ...traffic impact when those folks drive? Thoughtful parking and traffic merging very important. District identity: who decides what looks great and what is ugly? High quality/thoughtful design? What??! \$ question?more specific ?s next time through, please
- Clean, well maintained, SAFE.
- Ensure a mix or residential space along side of the commercial,
- Trader Joe's. New seasons, Nordstrom, Tony ramas Movie theatre, trees and benches and sitting area, visual art
- Bike lanes
- A venue for concerts and events like down town Portland also need water fall/fountains
- Decent sized parking and easy traffic flow
- Having a community center. Somewhere for children and families to take classes, play sports, have birthday parties, etc. Any type of indoor entertainment for youth would be amazing!
- Safety!!!
- No residential rental units. No subsidized or "low-cost" housing. The choices given are vague generalizations. The devil is in the details. It would be much more meaningful to present a sketch of an overall plot plan showing very specific proposed uses and design concepts at each location.
- Great lighting, places to sit, and enjoy a great cup of coffee. Maybe a sound system to play background music. Access to Max. Green space, water features, direct line phone, for emergency needs.
- well lit.
- No section 8 housing. You invite people in who can't take care of themselves and their families and you invite crime, etc.
- My vision allows property owners to do whatever they wish with their own property and the city focus is on basic services like policing.
- Leaving this tiny piece of the planet - as natural as humanly possible (which is never a lot). Urban growth, over time, is in itself, a destructive, ugly, cancerous, natural resource absorbing-man-made element. Remember that as you pave over or build on, that little piece of earth showing through.
- We have lost a plethora of GOOD dining in Gresham - it would be great to find a way to encourage this kind of growth back to the community - the numerous fast food chains, and sub-par dining make the area feel very cheap.
- Adequate parking.
- Good lighting, open feel for security, small park or open area(s) for people and pets.
- We need growing areas for large street trees, more diverse plantings. Buildings should be unique, not standard. Better parks for kids, like Nadaka. More continuity for

walking, running, biking and riparian/forested areas. We need a Trader Joe's and a New Seasons!!! Regional uniqueness!!!

- More sidewalks, street improvements.
- Local community events.. I'd also like to see a local community police taskforce to integrate with events and social gatherings, perhaps an officer on foot in the downtown community.
- "low-rise" rather than "high-rise." If there is too much density, the streets are shadowed and feel dark and oppressive.
- Green spaces are nice, but lately they turn into hazards with places for vagrants and criminals to linger and hide.
- Do not! Spend money on silly ornaments around town for beautification. Please direct that money to emergency emservices.
- better pedestrian and transit links to Gresham Town Fair, nearby development along Burnside/Fairview Drive, and the Historic Downtown from the Civic Neighborhood so that people don't have to drive from mall to mall.
- This area desperately needs to be dedicated to business development, shopping & restaurants, NOT APARTMENTS THAT ATTRACT LOW-LIFE NoPo DRUG DEALERS that have invaded our town! GPD does NOT do a GOD DAMN thing about the MAJOR drug dealers @ 505 NW 11 Mile Ct.!
- Gresham needs to cultivate an identity as a local-business community. The downtown area does a good job but we can do so much more! It's also important that we demonstrate a commitment to increasing business opportunities for women and people of color in our community.
- Please be respectful of the history of the area and save the old quality homes vs. tearing them down. If need be, work around them vs. tearing out our history. For new commercial development, avoid more big box stores. They're going to be a thing of the past soon anyway due to internet shopping.
- Locally owned businesses and a food cart area.

13. Which of the following is most important when thinking about future building design in Civic Neighborhood?

- Making the district pedestrian SAFE and friendly.
- Side walks large enough for Sun Light and large enough room for people to walk with out crowding with good flow, and enough parking.
- Would love to see Trader Joe's move in.
- Have enough parking. If I type anything here, my answer above disappears!
- Can't wait for a Trader Joe's!
- new business & living places need to have plenty of off street parking like underground or parking structure that isnt an eyesore
- more parking closer to shops
- Not overbuilding. There are currently vacancies and empty stores that have not been leased forever (many years anyway) why are we considering building high rises now?
- Focusing design around park and green spaces with pollinator habitat and community centers for families.
- Places for current residents to flourish. Strip malls do not make culture
- A mixture of all the above if possible
- Stop building stuff. Traffic sucks.
- Affordable apartments
- Making a community more welcoming for people with pets. On a rainy day the only option I have to take my dog out for the day is inside a petsmart. I would like to be able to sit inside somewhere and drink coffee or shop with my pup.
- Easy parking. Inside shopping mall, like Mall 205, but improved.
- Giving a say to those developing the space so they want to come to Gresham.
- Keeping Gresham livable with green spaces and adequate parking per residential building. Aesthetics matter.
- Improved traffic flow and affordable rental housing.
- Trader Joe's
- Using architecture that promotes sustainable living
- Trader Joe's. Outdoor seating and inviting outside.
- Ensuring that we are not gentrifying. I want housing that is accessible to many income brackets.
- Trader Joe's!!
- Adequate parking
- yup, no choice except apartments and shopping. How about building a new high school so the students can mice out of rat infested old GHS?

- Safety and better lighting on Powell!
- Keeping it simple and clean without destroying more land
- New Seasons or Traider Joes
- providing ample parking
- No more apartments!
- It doesn't matter how beautiful the building is or how it's structured. It matters what tenants and businesses are excepted. What would create a successful civic neighborhood is interesting unique stores, wide variety of food, and appealing hang out spots that draw people to the location. Which in return increased sales for surrounding small businesses.
- OUTDOOR SEATING!!! Oregon summers are the greatest, people love to enjoy it outdoors!
- Mixing commercial development with affordable housing. Stop homelessness now.
- More outdoor seating for restaurants, community areas, residential areas above commercial which helps add community sense to living.
- This could be a blend of all the elements between stand alone buildings like Trader Joe's and multi-level housing with retail space below with fine dining and parklets. It is crucial to keep it inviting, safe, convenient , architecturally intriguing, and walkable
- Increasing green space and social areas that encourage being outdoors.
- All of the above
- Plenty of parking
- Constructing building that are high magnitude earthquake resistant and that provide low income/affordable housing.
- Adequate parking for all facilities constructed.
- Walking and biking friendly
- All of the above
- Personally I don't want a lot of tall buildings. Keep a friendly, liveable Gresham. Don't "building" us to death and don't block all sun.
- All of the above. No modern concrete buildings. Need buildings with character, warm and inviting.
- That today's decision-makers are tomorrow's inmates.
- Whichever direction is take - Parking MUST be thoughtfully considered and not skimped on
- Focusing design on new urbanism platform with environmental focus towards design-LEED to native plantings
- Remember Gresham's small town and rustic past. Praise the old but modernize the things we have. Keep the community a community.

- NO APARTMENTS IN, AROUND OR NEARBY OR ANY MAX LIGHT RAIL EXTENSIONS OR TRAILS FOR HOMELESS DRUG ADDICTS TO ACCESS OUR NEIGHBORHOODS & HOMES TO BURGLARIZE OR DESTROY FORESTS OR ANY PROPERTY!
- The most important aspect of our design decisions is how accessible it is for low-income populations to dine, shop, live, and work. If we are pricing residents out of the area, with upscale condos and retailers, I fear we will fundamentally change the character of our city.
- Building in sufficient parking in new developments. The trend is just the opposite and it ruins the neighborhoods around those developments since people go into the neighborhoods to park.

18. Which of the following is most important when thinking about future public spaces in Civic Neighborhood?

- All of the above.
- Quality buildings, with plenty of parking, and the cost of the up keep of these places for Kids, Families and Green and Nature areas. Where will the extra money come from???????????
- Provide environment that will attract people and usage for a variety of reasons, not just a 8-5 business focus that is vacant and unsafe at night.
- outdoor eating areas. Once again, if I type here, my answer above disappears
- Creating spaces to attract businesses that can make a profit and be something community will support.
- Add more green space with nature that is filled with pollinator habitat and areas for families and playgrounds for children to play. A community center should be at the forefront of this design.
- High end retailers and high end income citizens
- Safe spaces for disabled people to enjoy
- Accessibility for all. Play equipment accessible for all children, easy to get to tables and activities. Make it welcoming to all people and families
- The first three!
- Stop building stuff. Gresham is overcrowded already. Stop!!!
- Creating more space for kids and families that includes art, culture and green space.
- There should always be more greenery and have it child friendly. Many of the people shopping had children. Give them a place to relax and have fun
- All the above
- Adding more pet friendly areas.
- Bringing in quality restaurants and entertainment options, shops, etc
- Mall
- ?
- I will reiterate that I think it's important to make sure that these places can be maintained if they're added.
- I can not advocate for art. Gresham's choices are TRRRIBLE
- Keeping the homeless and vagrants from turning it into their own special areas. You can make it whatever you want, but if the homeless get to continue to inhabit it, the rest of the tax paying public isn't going to feel safe using it.
- creating places for 1, 2 and dog park
- SAFETY AND NO DRAW FOR RIFF RAFF!
- Seeing to the needs of the homeless.

- More places to eat and shop.
- Making a spaces for kids and family, while integrating nature and safety
- Several of these can be accomplished together, e.g. an area with artwork and nature that is ok for kids to climb on
- Families including teens... not just littles.
- I'm concerned about the covered spaces. Only because the homeless tend to congregate at the covered spaces we already have. My children and I have felt very threatened and unsafe at Gresham City Park. Also, Gresham Station businesses have already been having trouble staying afloat. The design needs to be more welcoming for shopping in our weather for retail stores.
- Combating homelessness with affordable housing above new developments.
- Adding more green spaces automatically makes it more family friendly. Kids need nature!
- Anything but art
- Better security. Keeping vandals, creeps and loiterers away.
- I'm afraid of more homeless hanging out, needs patrolling
- I would like to see easy access and use for disabled people!!!! Also adding more green space and nature . Maybe a bench here and there where one can rest, not everyone is able to walk long or afford to buy some kind of expensive food idem just to be able to rest between shopping.
- I want to see more things for kids and families to do out here. I still want to see a community center. I do think it will benefit families ALOT. I hate driving to Portland and paying their fees. Bring more adventure out here for families, to stay in the area and not have to drive to the west side
- The first 3 answers are most important in the Civic Neighborhood.
- I want to say families and kids however the homeless seem to overtake any public space (e.g: main city park)
- This is the one place in town where there is a LARGE expanse of property for people to interact. As much as I appreciate the intent of things like the Arts plaza, its too off the beaten path to be a magnet for people unless there's an event. Civic Neighborhood ALWAYS has people and something going on.
- All of the above
- Keeping taxes low.
- I think green-space and nature that is inviting to kids & families
- Being creative in the use of space. Try to get as many uses out of a space as possible. Including as many users as possible, while making area safe, beautiful, and highly functional and vibrant. If you over-design, it feels it. Good building standards and landscape standards should be sufficient to secure this vision, creating an organic growth that a firm can't replicate through design.

- Making it not accessible to homeless drug addicts to destroy

25. Which of the following is most important when thinking about future streets and trails in Civic Neighborhood?

- All of the above, but most importantly...slowing traffic.
- Keeping streets open for Auto flow, lighted crossing connections and speed bumps at stop signs.
- I believe all busy streets should have safe crossing devices.
- Many of the new crossing are scary. Cars can't see pedestrians due to new plantings.
- Please consider reducing signage. Europe has done this and it has beautified their communities.
- All of the above
- I don't want to work against smooth flow of traffic for folks moving through Gresham. Also, until we figure out how to keep off-street trails safe and clean, it doesn't make sense to make more. Unfortunately, I can no longer use the Springwater trail for exercise if I'm alone, and I don't want to see more of that.
- All of the above and creating pollinator habitat.
- Need better traffic flow for automobiles/through traffic
- All of the above!
- All of the above
- Stop building more stuff. See a common theme here?
- No places for creepy people to hide.
- Making sure traffic moves smoothly without people getting hurt.
- Creating Parks, paths and gathering areas will end up be used exclusively by homeless people so why bother spending money on it.
- Improving flow of traffic!!!
- Public safety and an area for the tax paying public to feel safe utilizing.
- Reducing traffic and parking lots by increasing accessibility by walking and public transit
- whoever dreamed up the landscape dividers are idiots. it is a pain in the ass for emergency services and planting tall foliage in the middle of the street where cars can't see over the top when tyrning left
- Automobiles the priority, not bikes or public transportation.
- Gresham is already getting crowded with traffic, whatever you do, don't reduce the number of lanes for cars.
- Trails for running and biking... like spring water trail
- If there are more "nature" areas, we must budget for the maintenance of these areas, not torn into weed beds like our current medians
- Considering the homeless presence and safety for residents.

- Love the idea but wouldn't be used much by public unless homeless problem taken care of.
- I fear adding another spring water trail will only add to the homeless problem
- adequate parking
- Always reduce ce carbon footprint and improve environmental concerns.
- Its a combination of all of the above
- off street trails just become unsafe homes for the homeless population of Portland
- Safe spaces - safe from criminal elements
- Whatever is done, do not reduce number of traffic lanes on the busy streets.
- Safety!
- All of the above.
- Safety, especially when thinking of off-street trails
- Making pedestrians & bicyclists more responsible for their safety by enforcing blinking light crossings ONLY! Drivers CANNOT see people wearing dark clothing in the PacNW 9 months out of the year. Der! Driving to downtown PDX for 32 yrs, peds & bicyclists are approx. 90% unseen by naked eye & apparently do not seem to care about their own personal safety. Crazy!